Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Elysium Crescent Oakleigh East VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,300,000	&	$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,000,000	Property type	House	Suburb	Oakleigh East
Period-from	01 Jul 2020	to	30 Jun 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9 Winifred Street Oakleigh VIC 3166	$1,360,000	15-May-21
4 Ryder Court Mount Waverley VIC 3149	$1,330,000	26-Jun-21
1255 North Road Oakleigh VIC 3166	$1,360,000	06-Mar-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 July 2021

OBrien Real Estate
Max Martinucci
P 9088 8608
M 0402133505
E max.m@obrienrealestate.com.au



9 Winifred Street Oakleigh VIC 3166

3 1 1

Sold Price RS $1,360,000 Sold Date 15-May-21

Distance 1km

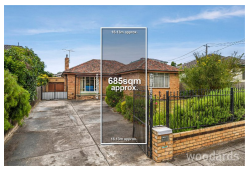


4 Ryder Court Mount Waverley VIC 3149

4 2 2

Sold Price RS $1,330,000 Sold Date 26-Jun-21

Distance 1.09km



1255 North Road Oakleigh VIC 3166

3 1 1

Sold Price $1,360,000 Sold Date 06-Mar-21

Distance 1.54km

RS = Recent sale UN = Undisclosed Sale

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