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	1 Roche Court Oakleigh South VIC 3167

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	$1,160,000	&	$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,005,000	Property type	House	Suburb	Oakleigh South
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
7 Belgrave Close Oakleigh South VIC 3167	$1,100,000	12-Apr-21
11 Wicks Court Oakleigh South VIC 3167	$1,260,000	21-Apr-21
71 Schneider Crescent Clarinda VIC 3169	$1,185,000	24-Apr-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: 14 July 2021

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



7 Belgrave Close Oakleigh South VIC 3167

3 2 2

Sold Price **$1,100,000** Sold Date **12-Apr-21**

Distance **0.48km**



11 Wicks Court Oakleigh South VIC 3167

4 3 4

Sold Price **$1,260,000** Sold Date **21-Apr-21**

Distance **1.08km**



71 Schneider Crescent Clarinda VIC 3169

4 2 2

Sold Price **$1,185,000** Sold Date **24-Apr-21**

Distance **1.42km**

RS = Recent sale **UN** = Undisclosed Sale

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