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	1/30 Mimosa Avenue 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	$830,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$792,500	Property type	Unit	Suburb	Oakleigh South
Period-from	01 Feb 2021	to	31 Jan 2022	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
4/27-29 Colin Road Oakleigh South VIC 3167	$831,000	20-Nov-21
1/6 Parer Street Oakleigh VIC 3166	$894,250	18-Nov-21
1/35 Golf Road Oakleigh South VIC 3167	$930,000	11-Dec-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: 07 February 2022

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4/27-29 Colin Road Oakleigh South VIC 3167

3 2 1

Sold Price **$831,000** Sold Date **20-Nov-21**

Distance **1.3km**



1/6 Parer Street Oakleigh VIC 3166

2 1 1

Sold Price RS **$894,250** UN Sold Date **18-Nov-21**

Distance **0.48km**



1/35 Golf Road Oakleigh South VIC 3167

3 1 1

Sold Price **$930,000** Sold Date **11-Dec-21**

Distance **0.77km**

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

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