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 ELLESMERE STREET 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	$1,240,000	&	$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	House	Suburb	Oakleigh South
Period-from	01 Jun 2021	to	31 May 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
2 COLUMBIA STREET OAKLEIGH SOUTH VIC 3167	$1,360,000	26-Mar-22
45 POULTER CRESCENT CLARINDA VIC 3169	$1,282,500	26-May-22
8 NEWLANDS COURT CLARINDA VIC 3169	$1,240,000	19-Feb-22

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: 21 June 2022

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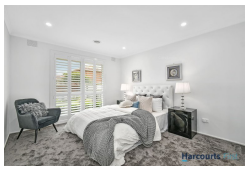

2 COLUMBIA STREET OAKLEIGH SOUTH VIC 3167

5 3 6

Sold Price RS **$1,360,000** Sold Date **26-Mar-22**

Distance **0.03km**



45 POULTER CRESCENT CLARINDA VIC 3169

5 3 2

Sold Price RS **$1,282,500** UN Sold Date **26-May-22**

Distance **1.87km**



8 NEWLANDS COURT CLARINDA VIC 3169

4 3 2

Sold Price **$1,240,000** Sold Date **19-Feb-22**

Distance **-**

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

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