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	31 PICADILLY 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	$940,000	&	$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,202,500	Property type	House	Suburb	Oakleigh South
Period-from	01 Mar 2022	to	28 Feb 2023	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.

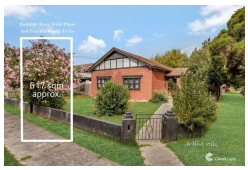
Address of comparable property	Price	Date of sale
65 GOLF ROAD OAKLEIGH SOUTH VIC 3167	$1,075,000	18-Mar-23
29 BAKERS ROAD OAKLEIGH SOUTH VIC 3167	$970,500	17-Nov-22
2 VALLEY STREET OAKLEIGH SOUTH VIC 3167	$912,000	15-Oct-22

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: 20 March 2023

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65 GOLF ROAD OAKLEIGH SOUTH VIC 3167

3 1 3

Sold Price RS $1,075,000 Sold Date 18-Mar-23

Distance 0.22km



29 BAKERS ROAD OAKLEIGH SOUTH VIC 3167

3 2 -

Sold Price $970,500 Sold Date 17-Nov-22

Distance 1.05km



2 VALLEY STREET OAKLEIGH SOUTH VIC 3167

3 1 2

Sold Price $912,000 Sold Date 15-Oct-22

Distance 1.43km

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

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