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	18 ASHBROOK 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	$1,090,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,130,000	Property type	House	Suburb	Oakleigh South
Period-from	01 May 2023	to	30 Apr 2024	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
70 SCOTSBURN AVENUE CLAYTON VIC 3168	$1,050,000	14-Dec-23
14 SILVAN STREET OAKLEIGH SOUTH VIC 3167	$1,160,000	12-Apr-24
27 NORWOOD STREET OAKLEIGH SOUTH VIC 3167	$1,000,000	27-Apr-24

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: 06 May 2024

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70 SCOTSBURN AVENUE CLAYTON VIC 3168

3 2 1

Sold Price **$1,050,000** Sold Date **14-Dec-23**

Distance **0.25km**



14 SILVAN STREET OAKLEIGH SOUTH VIC 3167

4 2 2

Sold Price RS **$1,160,000** UN Sold Date **12-Apr-24**

Distance **2.44km**



27 NORWOOD STREET OAKLEIGH SOUTH VIC 3167

4 2 2

Sold Price RS **$1,000,000** Sold Date **27-Apr-24**

Distance **2.44km**



30 SANDALWOOD DRIVE OAKLEIGH SOUTH VIC 3167

4 2 1

Sold Price RS **$1,117,000** Sold Date **16-Mar-24**

Distance **2.19km**

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

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