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	10 Elata Street, Oakleigh South, VIC 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,025,000 & $1,125,000

Median sale price

Median price $1,240,000 Property Type House Suburb OAKLEIGH SOUTH

Period - From 06/05/2024 to 05/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 34 Cameron Avenue Oakleigh South Vic 3167	$1,065,000	2024-10-19
2 4 Salem Avenue Oakleigh South Vic 3167	$1,075,000	2024-09-13
3 16 Elora Road Oakleigh South Vic 3167	$1,080,000	2024-09-21

This Statement of Information was prepared on: 06/11/2024