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	9 Mccormick Court, Oakleigh South Vic 3167

Indicative selling price

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

Range between $1,300,000 & $1,380,000

Median sale price

Median price $1,233,000 Property Type House Suburb Oakleigh South

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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
1	5 Tarago Cr CLAYTON SOUTH 3169	$1,404,000	26/10/2024
2	9 Benambra St OAKLEIGH SOUTH 3167	$1,382,500	19/10/2024
3	15 Yarra Ct OAKLEIGH SOUTH 3167	$1,410,000	04/05/2024

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 six months.~~

This Statement of Information was prepared on: 04/11/2024 11:22

9 Mccormick Court, Oakleigh South Vic 3167

shelter. Real Estate
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5 2 2

Rooms: 9
Property Type: House
Land Size: 605 sqm approx

Indicative Selling Price
$1,300,000 - $1,380,000
Median House Price
Year ending September 2024: $1,233,000

Agent Comments

Promising a family-focused lifestyle in a quiet court location, this immaculately presented home delivers abundant natural light and generous proportions for entertaining and relaxation with a seamless transition to an impressive alfresco area.

Comparable Properties



5 Tarago Cr CLAYTON SOUTH 3169 (REI)

4 2 2

Price: $1,404,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments



9 Benambra St OAKLEIGH SOUTH 3167 (REI)

4 2 2

Price: $1,382,500
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Agent Comments



15 Yarra Ct OAKLEIGH SOUTH 3167 (REI)

4 2 2

Price: $1,410,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 531 sqm approx

Agent Comments

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