

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

1/10-12 WALLACE AVENUE 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2023

to

31 Jan 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

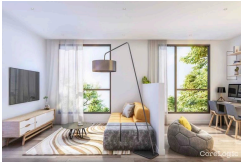
Date of sale

38/32 AMARA CIRCUIT OAKLEIGH SOUTH VIC 3167	\$980,000	26-Oct-23
3/20 TALBOT AVENUE OAKLEIGH SOUTH VIC 3167	\$860,000	28-Oct-23
1/1145 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$920,000	17-Aug-23

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: 01 February 2024



**38/32 AMARA CIRCUIT OAKLEIGH
SOUTH VIC 3167**

Sold Price

^{RS} **\$980,000** ^{UN}

Sold Date

26-Oct-23

 4  3  2

Distance

0.46km



**3/20 TALBOT AVENUE OAKLEIGH
SOUTH VIC 3167**

Sold Price

\$860,000

Sold Date

28-Oct-23

 3  2  2

Distance

0.3km



**1/1145 CENTRE ROAD OAKLEIGH
SOUTH VIC 3167**

Sold Price

\$920,000

Sold Date

17-Aug-23

 3  2  1

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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