

# 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

1/30 Cameron Avenue, Oakleigh South, VIC 3167
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

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 or range between 

\$970,000
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 & 

\$1,050,000
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### Median sale price

Median price 

\$ 822,500
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 Property type 

Unit
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 Suburb 

OAKLEIGH SOUTH
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Period - From 

02/04/2023
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 to 

01/04/2024
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 Source 

core_logic
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### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six 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	2/650 Warrigal Road Oakleigh South Vic 3167	\$1,014,000	2024-02-24
2	5/3 Viney Street Clarinda Vic 3169	\$991,000	2024-03-20
3	2/12 Golf Links Avenue Oakleigh Vic 3166	\$1,000,000	2023-11-25

This Statement of Information was prepared on: 

02/04/2024
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