

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/50 Valley Street Oakleigh South, 3167
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### Indicative selling price

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

Range between	\$950,000 & \$1,025,000
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### Median sale price

Median price	\$822,500	Property Type	UNIT	Suburb	OAKLEIGH SOUTH
Period - From	01-Mar-2023	to	29-Feb-2024	Source	Corelogic

### Comparable property sales

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	1/10-12 Wallace Avenue, Oakleigh South VIC 3167	\$1,070,000	24-Feb-2023
2	45C Prince Charles Street, Clayton VIC 3168	\$1,020,000	09-Mar-2024
3	75A Madeleine Road, Clayton VIC 3168	\$961,000	13-Mar-2024

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