

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

1/8 ACACIA 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

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,138,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Mar 2023

to

29 Feb 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

1/14 GADD STREET OAKLEIGH VIC 3166	\$935,000	28-Oct-23
1197 NORTH ROAD OAKLEIGH VIC 3166	\$833,500	03-Feb-24
2/12 GOLF LINKS AVENUE OAKLEIGH VIC 3166	\$1,000,000	25-Nov-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: 12 March 2024



1/14 GADD STREET OAKLEIGH VIC 3166 Sold Price **\$935,000** Sold Date **28-Oct-23**
 Distance **0.38km**

 2  1  2



1197 NORTH ROAD OAKLEIGH VIC 3166 Sold Price ^{RS} **\$833,500** Sold Date **03-Feb-24**
 Distance **0.35km**

 3  1  1



2/12 GOLF LINKS AVENUE OAKLEIGH VIC 3166 Sold Price **\$1,000,000** Sold Date **25-Nov-23**
 Distance **0.9km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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