

## 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 VIVIAN COURT OAKLEIGH SOUTH VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Apr 2023

to

31 Mar 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

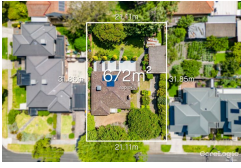
4 COOMBS AVENUE OAKLEIGH SOUTH VIC 3167	\$1,100,000	09-Feb-24
10 NOVA STREET OAKLEIGH SOUTH VIC 3167	\$1,260,000	19-Mar-24
30 VIEW STREET CLAYTON VIC 3168	\$1,271,500	03-Feb-24

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: 11 April 2024

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**4 COOMBS AVENUE OAKLEIGH SOUTH VIC 3167**

 3  1  1

Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **09-Feb-24**

Distance **0.49km**



**10 NOVA STREET OAKLEIGH SOUTH VIC 3167**

 3  2  2

Sold Price <sup>RS</sup> **\$1,260,000** <sup>UN</sup> Sold Date **19-Mar-24**

Distance **0.49km**



**30 VIEW STREET CLAYTON VIC 3168**

 3  2  2

Sold Price <sup>RS</sup> **\$1,271,500** Sold Date **03-Feb-24**

Distance **0.37km**

RS = Recent sale      UN = Undisclosed Sale

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