

## 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

10 ELORA ROAD 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

\$1,490,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Oakleigh South

Period-from

01 May 2023

to

30 Apr 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

6 LEIGH STREET BENTLEIGH EAST VIC 3165	\$1,510,000	25-May-24
19 TERRIGAL AVENUE OAKLEIGH SOUTH VIC 3167	\$1,560,000	24-Feb-24
1 VERNAL ROAD OAKLEIGH SOUTH VIC 3167	\$1,470,000	12-Apr-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: 27 May 2024



**6 LEIGH STREET BENTLEIGH EAST  
 VIC 3165**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,510,000**

Sold Date **25-May-24**

Distance **0.86km**



**19 TERRIGAL AVENUE OAKLEIGH  
 SOUTH VIC 3167**

 4  3  2

Sold Price

<sup>RS</sup> **\$1,560,000**

Sold Date **24-Feb-24**

Distance **0.79km**



**1 VERNAL ROAD OAKLEIGH  
 SOUTH VIC 3167**

 3  2  4

Sold Price

<sup>RS</sup> **\$1,470,000** <sup>UN</sup>

Sold Date **12-Apr-24**

Distance **0.34km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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