

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

2/20 TALBOT 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jun 2023

to

31 May 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

| | | |
|--|-----------|-----------|
| 2/37 COLIN ROAD OAKLEIGH SOUTH VIC 3167 | \$815,000 | 04-Jun-24 |
| 2/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167 | \$855,000 | 11-May-24 |
| 3/9 MYRIONG STREET CLAYTON VIC 3168 | \$770,000 | 25-Mar-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: 12 June 2024



2/37 COLIN ROAD OAKLEIGH SOUTH VIC 3167

 3  2  -

Sold Price ^{RS} **\$815,000** Sold Date **04-Jun-24**

Distance **0.84km**



2/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167

 2  2  1

Sold Price ^{RS} **\$855,000** Sold Date **11-May-24**

Distance **0.75km**



3/9 MYRIONG STREET CLAYTON VIC 3168

 2  2  1

Sold Price **\$770,000** Sold Date **25-Mar-24**

Distance **1.77km**

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

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