

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

2/37 COLIN ROAD 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

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

2/1331-1333 CENTRE ROAD CLAYTON VIC 3168	\$770,000	22-Feb-24
3/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167	\$820,000	19-Dec-23
1/12 ATLANTIC STREET CLAYTON VIC 3168	\$838,000	20-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: 24 April 2024

Catherine Chan

M 0478817198

E catherinechan@jxre.com.au


**2/1331-1333 CENTRE ROAD
CLAYTON VIC 3168**

3 1 1

Sold Price

^{RS} **\$770,000**

 Sold Date **22-Feb-24**

 Distance **1.19km**

**3/348 HUNTINGDALE ROAD
OAKLEIGH SOUTH VIC 3167**

3 1 1

Sold Price

^{RS} **\$820,000**

 Sold Date **19-Dec-23**

 Distance **0.79km**

**1/12 ATLANTIC STREET CLAYTON
VIC 3168**

3 3 1

Sold Price

^{RS} **\$838,000** ^{UN}

 Sold Date **20-Apr-24**

 Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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