

# 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 Michelle 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)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Oakleigh South

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 six 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	13 Silvan St OAKLEIGH SOUTH 3167	\$1,080,000	06/05/2024
2	10 Kelrinda Cl OAKLEIGH SOUTH 3167	\$1,050,000	20/03/2024
3	27 Norwood St OAKLEIGH SOUTH 3167	\$1,000,000	27/04/2024

**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 six months.~~

This Statement of Information was prepared on:

17/06/2024 09:27



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 539 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2024: \$1,180,000

## Comparable Properties



13 Silvan St OAKLEIGH SOUTH 3167 (REI/VG) Agent Comments



**Price:** \$1,080,000  
**Method:** Sold Before Auction  
**Date:** 06/05/2024  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



10 Kelrinda Ct OAKLEIGH SOUTH 3167 (REI) Agent Comments



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 20/03/2024  
**Property Type:** House  
**Land Size:** 1229 sqm approx



27 Norwood St OAKLEIGH SOUTH 3167 (REI) Agent Comments



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx

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