

## 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

201/1215A CENTRE 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$823,000

Property type

Unit

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

211/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$430,000	11-Jul-23
8/6 OLINDA GROVE OAKLEIGH SOUTH VIC 3167	\$440,000	19-Apr-24
3/3 DUNSTAN STREET CLAYTON VIC 3168	\$460,000	24-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: 21 May 2024



**211/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167**

2 1 1

Sold Price

**\$430,000**

Sold Date

**11-Jul-23**

Distance

**0km**



**8/6 OLINDA GROVE OAKLEIGH SOUTH VIC 3167**

2 1 1

Sold Price

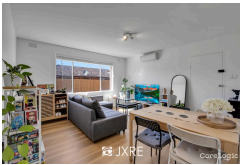
<sup>RS</sup> **\$440,000**

Sold Date

**19-Apr-24**

Distance

**1.01km**



**3/3 DUNSTAN STREET CLAYTON VIC 3168**

2 1 1

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**24-Apr-24**

Distance

**1.24km**

RS = Recent sale

UN = Undisclosed Sale

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