

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

3/5 CLOVIS STREET OAKLEIGH EAST VIC 3166

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

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/11 MANOON ROAD CLAYTON SOUTH VIC 3169	\$855,000	02-Dec-23
3/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167	\$820,000	08-Jan-24
1/92 ORMOND ROAD CLAYTON VIC 3168	\$795,000	28-Nov-23

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: 29 January 2024


1/11 MANOON ROAD CLAYTON SOUTH VIC 3169
 3  2  2

Sold Price

^{RS}
\$855,000

 Sold Date **02-Dec-23**

 Distance **2.29km**

3/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167
 3  1  1

Sold Price

^{RS}
\$820,000

 Sold Date **08-Jan-24**

 Distance **1.1km**

1/92 ORMOND ROAD CLAYTON VIC 3168
 2  1  1

Sold Price

^{RS}
\$795,000

 Sold Date **28-Nov-23**

 Distance **2.01km**
RS = Recent sale

UN = Undisclosed Sale

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