

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

7 RILEY STREET 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

\$1,230,000

&

\$1,330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Jul 2022

to

30 Jun 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

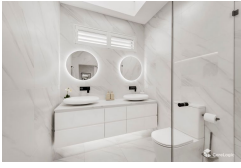
Date of sale

3 BAKERS ROAD OAKLEIGH SOUTH VIC 3167	\$1,365,000	01-Jul-23
10 VOUMARD STREET OAKLEIGH SOUTH VIC 3167	\$1,225,000	05-Jun-23
19 ELATA STREET OAKLEIGH SOUTH VIC 3167	\$1,335,000	30-Mar-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 July 2023



**3 BAKERS ROAD OAKLEIGH
 SOUTH VIC 3167**

 3  1  5

Sold Price ^{RS} **\$1,365,000** Sold Date **01-Jul-23**

Distance **0.28km**



**10 VOUMARD STREET OAKLEIGH
 SOUTH VIC 3167**

 3  1  4

Sold Price **\$1,225,000** Sold Date **05-Jun-23**

Distance **0.93km**



**19 ELATA STREET OAKLEIGH
 SOUTH VIC 3167**

 4  -  4

Sold Price **\$1,335,000** Sold Date **30-Mar-23**

Distance **1.11km**

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

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