

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

9 DELOS 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

\$2,300,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

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

| | | |
|--|-------------|-----------|
| 30 GADD STREET OAKLEIGH VIC 3166 | \$2,450,000 | 11-Nov-23 |
| 14 ANDREW STREET OAKLEIGH VIC 3166 | \$2,745,000 | 27-Feb-24 |
| 24 VERONICA STREET BENTLEIGH EAST VIC 3165 | \$2,610,000 | 05-Jan-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: 09 May 2024

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30 GADD STREET OAKLEIGH VIC 3166

 4  2  2

Sold Price **\$2,450,000** Sold Date **11-Nov-23**

Distance **1.31km**

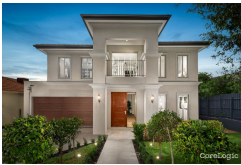


14 ANDREW STREET OAKLEIGH VIC 3166

 5  5  3

Sold Price ^{RS} **\$2,745,000** ^{UN} Sold Date **27-Feb-24**

Distance **1.47km**



24 VERONICA STREET BENTLEIGH EAST VIC 3165

 5  5  2

Sold Price **\$2,610,000** Sold Date **05-Jan-24**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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