

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/11 CYPRESS COURT 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

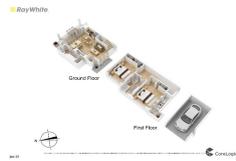
Date of sale

2/31-33 TULLY ROAD CLARINDA VIC 3169	689000	15-Jan-22
13A GLENNIE AVENUE OAKLEIGH SOUTH VIC 3167	705000	11-Dec-21
2/14 BOTANY COURT CLARINDA VIC 3169	665000	20-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 May 2022



**2/31-33 TULLY ROAD CLARINDA
 VIC 3169**

2 1 2

Sold Price **689000** Sold Date **15-Jan-22**

Distance **1.9km**



**13A GLENNIE AVENUE OAKLEIGH
 SOUTH VIC 3167**

2 1 1

Sold Price **705000** Sold Date **11-Dec-21**

Distance **1.55km**



**2/14 BOTANY COURT CLARINDA
 VIC 3169**

2 1 2

Sold Price **665000** Sold Date **20-Dec-21**

Distance **1.43km**



**1/21 BENAMBRA STREET
 OAKLEIGH SOUTH VIC 3167**

2 1 1

Sold Price ^{RS} **780000** ^{UN} Sold Date **26-Apr-22**

Distance **0.71km**



**15/2-18 BOURKE ROAD OAKLEIGH
 SOUTH VIC 3167**

2 1 1

Sold Price ^{RS} **618000** Sold Date **29-Mar-22**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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