

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

1/43 Clayton Road 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jul 2019

to

30 Jun 2020

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

1/5 Calista Avenue Oakleigh East VIC 3166	\$570,000	25-Mar-20
1/5 Howden Street Oakleigh East VIC 3166	\$570,000	16-Feb-20
3/16 Oakleigh Street Oakleigh East VIC 3166	\$625,000	30-Nov-19

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: 06 July 2020

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**1/5 Calista Avenue Oakleigh East
VIC 3166**
 3  1  1

Sold Price

\$570,000

 Sold Date **25-Mar-20**

 Distance **0.1km**

**1/5 Howden Street Oakleigh East
VIC 3166**
 2  1  1

Sold Price

 Sold Date **16-Feb-20**

 Distance **1.97km**

**3/16 Oakleigh Street Oakleigh East
VIC 3166**
 2  1  1

Sold Price

\$625,000

 Sold Date **30-Nov-19**

 Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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