

## 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

Brand New 4-bedrooms, 4.5-Bathrooms, Double car garage townhouse OAKLEIGH SOUTH VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Oct 2023

to

30 Sep 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

Address of comparable property	Price	Date of sale
10 ELORA ROAD OAKLEIGH SOUTH VIC 3167	\$1,682,000	22-Jun-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: 17 October 2024

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**10 ELORA ROAD OAKLEIGH  
SOUTH VIC 3167**

 5  3  2

Sold Price **\$1,682,000** Sold Date **22-Jun-24**

Distance **0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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