

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

1/194 Haughton Road 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2019

to

31 Jan 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

10/1250-1252 North Road Oakleigh South VIC 3167	\$700,000	16-Mar-19
1/98 Haughton Road Oakleigh VIC 3166	\$730,000	22-Aug-19
2/27 Elata Street Oakleigh South VIC 3167	\$707,000	23-Feb-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: 05 February 2020

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10/1250-1252 North Road Oakleigh South VIC 3167

3 1 2

Sold Price

\$700,000

Sold Date

16-Mar-19

Distance

0.67km



1/98 Haughton Road Oakleigh VIC 3166

2 1 1

Sold Price

\$730,000

Sold Date

22-Aug-19

Distance

0.79km



2/27 Elata Street Oakleigh South VIC 3167

3 1 2

Sold Price

\$707,000

Sold Date

23-Feb-19

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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