## 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

212/1213 Centre Road, Oakleigh South Vic 3167

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	e between \$400,000		&		\$440,000			
Median sale pr	ice							
Median price	\$711,000	Pro	operty Type	Unit			Suburb	Oakleigh South
Period - From	10/06/2024	to	09/06/2025		So	urce	Property	y Data

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	307/1213 Centre Rd OAKLEIGH SOUTH 3167	\$435,000	16/04/2025
2	104/1215 Centre Rd OAKLEIGH SOUTH 3167	\$430,000	21/02/2025
3	104/1213 Centre Rd OAKLEIGH SOUTH 3167	\$400,000	20/01/2025

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 six months.

This Statement of Information was prepared on:

10/06/2025 17:50









Property Type: Apartment Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price 10/06/2024 - 09/06/2025: \$711,000

# **Comparable Properties**

307/1213 Centre Rd OAKLEIGH SOUTH 3167 (VG) 2	Agent Comments
Price: \$435,000 Method: Sale Date: 16/04/2025 Property Type: Strata Unit/Flat	_
104/1215 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG)   2 1   Price: \$430,000   Method: Private Sale   Date: 21/02/2025   Property Type: Apartment	Agent Comments
104/1213 Centre Rd OAKLEIGH SOUTH 3167 (REI/VG) 2 1 1 1 Price: \$400,000 Method: Private Sale Date: 20/01/2025 Property Type: Apartment	Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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