

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

1/1749 Dandenong 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/11 Elizabeth Street Oakleigh East VIC 3166	\$870,000	15-May-21
2/86 Macrina Street Oakleigh East VIC 3166	\$962,000	23-Jul-21
2/28 Nonna Street Oakleigh East VIC 3166	\$1,055,000	16-Jul-21

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 October 2021



**2/11 Elizabeth Street Oakleigh East
VIC 3166**

 4  3  1

Sold Price

\$870,000

Sold Date

15-May-21

Distance

0.47km



**2/86 Macrina Street Oakleigh East
VIC 3166**

 4  2  2

Sold Price

\$962,000

Sold Date

23-Jul-21

Distance

0.57km



**2/28 Nonna Street Oakleigh East
VIC 3166**

 4  2  1

Sold Price

\$1,055,000

Sold Date

16-Jul-21

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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