

## 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

1/24 COANE STREET OAKLEIGH EAST VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Oct 2022

to

30 Sep 2023

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 3/28 COANE STREET OAKLEIGH EAST VIC 3166    | \$980,000   | 08-Jul-23 |
| 5/25-27 COANE STREET OAKLEIGH EAST VIC 3166 | \$960,000   | 03-Jun-23 |
| 5/10 PRINCE STREET CLAYTON VIC 3168         | \$1,015,000 | 08-Jul-23 |

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: 24 October 2023



**3/28 COANE STREET OAKLEIGH  
EAST VIC 3166**

4 3 1

Sold Price **\$980,000** Sold Date **08-Jul-23**

Distance **0.04km**



**5/25-27 COANE STREET  
OAKLEIGH EAST VIC 3166**

4 4 1

Sold Price **\$960,000** Sold Date **03-Jun-23**

Distance **0.04km**



**5/10 PRINCE STREET CLAYTON  
VIC 3168**

4 4 1

Sold Price <sup>RS</sup> **\$1,015,000** Sold Date **08-Jul-23**

Distance **0.88km**

**RS** = Recent sale **UN** = Undisclosed Sale

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