

# 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

76c Macrina Street, Oakleigh East Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$895,000

### Median sale price

Median price

\$902,000

Property Type

Unit

Suburb

Oakleigh East

Period - From

01/01/2022

to

31/03/2022

Source

REIV

### 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.

	Address of comparable property	Price	Date of sale
1	2/65 Clayton Rd CLAYTON 3166	\$880,000	31/03/2022
2	2/16 Lerina St OAKLEIGH EAST 3166	\$880,000	04/06/2022
3	2/52 Stockdale Av CLAYTON 3168	\$875,000	22/03/2022

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:

28/06/2022 12:33



 3    2    2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$895,000

**Median Unit Price**

March quarter 2022: \$902,000

## Comparable Properties

2/65 Clayton Rd CLAYTON 3166 (VG)

Agent Comments

 3    -    -

**Price:** \$880,000

**Method:** Sale

**Date:** 31/03/2022

**Property Type:** Flat/Unit/Apartment (Res)



2/16 Lerina St OAKLEIGH EAST 3166 (REI)

Agent Comments

 3    2    1

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** Townhouse (Res)



2/52 Stockdale Av CLAYTON 3168 (VG)

Agent Comments

 3    -    -

**Price:** \$875,000

**Method:** Sale

**Date:** 22/03/2022

**Property Type:** Flat/Unit/Apartment (Res)