

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

16 Oakleigh Street, Oakleigh East Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$560,000

Median sale price

Median price \$837,000

Property Type Unit

Suburb Oakleigh East

Period - From 02/06/2019

to 01/06/2020

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	202/23 Oxford St OAKLEIGH 3166	\$555,000	29/03/2020
2	5/16 Oakleigh St OAKLEIGH EAST 3166	\$550,000	05/12/2019
3	2/42 Carrol Gr MOUNT WAVERLEY 3149	\$545,000	06/12/2019

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:

02/06/2020 15:27



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Property Type:
Flat/Unit/Apartment (Res)
[Agent Comments](#)

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

02/06/2019 - 01/06/2020: \$837,000

Comparable Properties



202/23 Oxford St OAKLEIGH 3166 (REI/VG)

[Agent Comments](#)

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Price: \$555,000
Method: Private Sale
Date: 29/03/2020
Rooms: 5
Property Type: Apartment

5/16 Oakleigh St OAKLEIGH EAST 3166 (VG)

[Agent Comments](#)

 2  -  -

Price: \$550,000
Method: Sale
Date: 05/12/2019
Property Type: Flat/Unit/Apartment (Res)



2/42 Carrol Gr MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

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Price: \$545,000
Method: Sold Before Auction
Date: 06/12/2019
Property Type: Unit