

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

302/1525 Dandenong Road Oakleigh 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Oct 2018

to

30 Sep 2019

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

308/1525 Dandenong Road Oakleigh VIC 3166	\$388,000	03-May-18
313/1525 Dandenong Road Oakleigh VIC 3166	\$378,000	19-Jun-18
402/1525 Dandenong Road Oakleigh VIC 3166	\$461,000	25-Sep-19

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: 23 October 2019

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**308/1525 Dandenong Road
Oakleigh VIC 3166**

Sold Price **\$388,000** Sold Date **03-May-18**

 1  1  -

Distance -



**313/1525 Dandenong Road
Oakleigh VIC 3166**

Sold Price **\$378,000** Sold Date **19-Jun-18**

 1  2  1

Distance -



**402/1525 Dandenong Road
Oakleigh VIC 3166**

Sold Price **\$461,000^{UN}** Sold Date **25-Sep-19**

 2  2  1

Distance -

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

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