

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

2/7-9 OAKLEIGH STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Sep 2022

to

31 Aug 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

5/1 HEATH AVENUE OAKLEIGH VIC 3166	\$500,000	25-May-23
2/7 MERCER STREET OAKLEIGH EAST VIC 3166	\$583,000	13-Sep-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: 27 September 2023



5/1 HEATH AVENUE OAKLEIGH VIC 3166 Sold Price **\$500,000** Sold Date **25-May-23**

 2  1  1

Distance **0.99km**



2/7 MERCER STREET OAKLEIGH EAST VIC 3166 Sold Price ^{RS} **\$583,000** Sold Date **13-Sep-23**

 2  1  1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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