

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

3/5 Howden 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Oct 2020

to

30 Sep 2021

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

4/7 Mercer Street Oakleigh East VIC 3166	\$580,000	19-Jun-21
5/15 State Street Oakleigh East VIC 3166	\$580,000	06-Mar-21
9/110 Atherton Road Oakleigh VIC 3166	\$581,500	19-May-21

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.~~

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**4/7 Mercer Street Oakleigh East
VIC 3166**

2 1 1

Sold Price

\$580,000

Sold Date

19-Jun-21

Distance

0.22km



**5/15 State Street Oakleigh East VIC
3166**

2 1 1

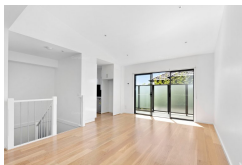
Sold Price

Sold Date

06-Mar-21

Distance

0.57km



**9/110 Atherton Road Oakleigh VIC
3166**

2 1 1

Sold Price

\$581,500

Sold Date

19-May-21

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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