

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 DALGETY STREET 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Dec 2021

to

30 Nov 2022

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

1/2 DALGETY STREET OAKLEIGH VIC 3166	\$800,000	07-Jul-22
4/2 DALGETY STREET OAKLEIGH VIC 3166	\$800,000	07-Jul-22
6/2 DALGETY STREET OAKLEIGH VIC 3166	\$825,000	28-Sep-22

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 January 2024



**1/2 DALGETY STREET OAKLEIGH
VIC 3166**

Sold Price

\$800,000

Sold Date

07-Jul-22

 2

 -

 -

Distance

0km



**4/2 DALGETY STREET OAKLEIGH
VIC 3166**

Sold Price

Sold Date

07-Jul-22

 2

 2

 1

Distance

0km



**6/2 DALGETY STREET OAKLEIGH
VIC 3166**

Sold Price

\$825,000

Sold Date

28-Sep-22

 2

 2

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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