

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

2/16 LANHAM 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

\$899,950

or range
between

&

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

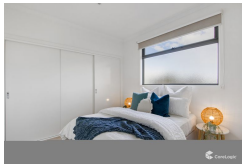
Date of sale

3/12 LANHAM STREET OAKLEIGH EAST VIC 3166	\$880,000	06-May-23
1/16 LERINA STREET OAKLEIGH EAST VIC 3166	\$901,000	15-Jul-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: 01 September 2023


**3/12 LANHAM STREET OAKLEIGH
EAST VIC 3166**

 4
  2
  2

Sold Price

\$880,000

Sold Date **06-May-23**

Distance

0.04km

**1/16 LERINA STREET OAKLEIGH
EAST VIC 3166**

 3
  2
  1

Sold Price

^{RS}
\$901,000

Sold Date **15-Jul-23**

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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