

# 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

10b Coane Street, Oakleigh East Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,119,000

### Median sale price

Median price \$875,000

Property Type Unit

Suburb Oakleigh East

Period - From 01/04/2022

to 31/03/2023

Source REIV

### 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 six 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 | 2/26 Carmichael Rd OAKLEIGH EAST 3166 | \$1,192,000 | 29/04/2023   |
| 2 | 1/50 Dublin St OAKLEIGH EAST 3166     | \$1,132,000 | 06/05/2023   |
| 3 | 2/111 Burlington St OAKLEIGH 3166     | \$1,111,000 | 16/03/2023   |

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 six months.~~

This Statement of Information was prepared on:

26/06/2023 10:25



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$1,119,000

**Median Unit Price**

Year ending March 2023: \$875,000

## Comparable Properties



**2/26 Carmichael Rd OAKLEIGH EAST 3166 (REI)**

**Agent Comments**



**Price:** \$1,192,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** Townhouse (Res)



**1/50 Dublin St OAKLEIGH EAST 3166 (REI)**

**Agent Comments**



**Price:** \$1,132,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** Townhouse (Res)



**2/111 Burlington St OAKLEIGH 3166 (REI/VG)**

**Agent Comments**



**Price:** \$1,111,000  
**Method:** Sold Before Auction  
**Date:** 16/03/2023  
**Property Type:** Townhouse (Res)

**Account - 11 North Property Group | P: 1300 353 836**