Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

10b Coane Street, Oakleigh East Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,119,000

Median sale price

Median price \$875,	,000 Pro	operty Type	Jnit		Suburb	Oakleigh East
Period - From 01/04	1/2022 to	31/03/2023	S	ource	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

7,01	aress of comparable property	1 1100	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



Date of sale











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)

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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)

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Price: \$1,132,000 **Method:** Auction Sale **Date:** 06/05/2023

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



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

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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





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