

## 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

6 DALGETY STREET OAKLEIGH VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 309/2 DALGETY STREET OAKLEIGH VIC 3166 | \$589,000 | 18-Jul-22 |
| 502/2 DALGETY STREET OAKLEIGH VIC 3166 | \$590,000 | 15-Sep-22 |
| 706/6 DALGETY STREET OAKLEIGH VIC 3166 | \$605,000 | 18-Jul-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: 18 April 2023



## 309/2 DALGETY STREET OAKLEIGH VIC 3166

2 - -

Sold Price **\$589,000** Sold Date **18-Jul-22**

Distance **0km**



## 502/2 DALGETY STREET OAKLEIGH VIC 3166

2 2 1

Sold Price **\$590,000** Sold Date **15-Sep-22**

Distance **0km**



## 706/6 DALGETY STREET OAKLEIGH VIC 3166

2 - -

Sold Price **\$605,000** Sold Date **18-Jul-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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