

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

124/2 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jan 2023

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 3/2 DALGETY STREET OAKLEIGH VIC 3166 | \$905,692 | 22-Dec-23 |
| 502/2 DALGETY STREET OAKLEIGH VIC 3166 | \$548,000 | 10-Oct-23 |
| 701/6 DALGETY STREET OAKLEIGH VIC 3166 | \$605,000 | 06-Sep-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: 12 January 2024

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**3/2 DALGETY STREET OAKLEIGH
VIC 3166**

2 2 1

Sold Price

\$905,692

Sold Date

22-Dec-23

Distance

0km



**502/2 DALGETY STREET
OAKLEIGH VIC 3166**

2 2 1

Sold Price

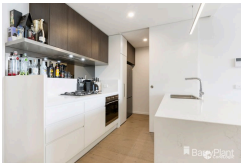
\$548,000

Sold Date

10-Oct-23

Distance

0km



**701/6 DALGETY STREET
OAKLEIGH VIC 3166**

2 2 1

Sold Price

\$605,000

Sold Date

06-Sep-23

Distance

0.03km



**206/16 DALGETY STREET
OAKLEIGH VIC 3166**

2 2 1

Sold Price

\$655,000

Sold Date

19-Oct-23

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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