

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

11/1761-1763 Dandenong Road 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

or range
between

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 May 2020

to

30 Apr 2021

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

21/1656 Dandenong Road Oakleigh East VIC 3166	\$426,000	13-Oct-20
103/27-29 Koonawarra Street Clayton VIC 3168	\$360,000	04-Nov-20
3/44 Alice Street Clayton VIC 3168	\$372,000	13-Mar-21

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: 24 May 2021



21/1656 Dandenong Road Oakleigh East VIC 3166

Sold Price

\$426,000

Sold Date

13-Oct-20

2

1

1

Distance

0.73km



103/27-29 Koonawarra Street Clayton VIC 3168

Sold Price

\$360,000

Sold Date

04-Nov-20

2

1

1

Distance

1.51km



3/44 Alice Street Clayton VIC 3168

Sold Price

^{RS} **\$372,000**

Sold Date

13-Mar-21

2

1

1

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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