

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

5/1439 North 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Oct 2020

to

30 Sep 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

3/177 Carinish Road Clayton VIC 3168	\$558,500	15-May-21
4/7 Mercer Street Oakleigh East VIC 3166	\$580,000	19-Jun-21
10/120 Ferntree Gully Road Oakleigh East VIC 3166	\$600,000	08-May-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.~~

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3/177 Carinish Road Clayton VIC 3168

2 1 1

Sold Price

\$558,500

Sold Date

15-May-21

Distance

1.44km



4/7 Mercer Street Oakleigh East VIC 3166

2 1 1

Sold Price

\$580,000

Sold Date

19-Jun-21

Distance

2.26km



**10/120 Ferntree Gully Road
Oakleigh East VIC 3166**

2 1 1

Sold Price

\$600,000

Sold Date

08-May-21

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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