

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

16 DERMOT STREET OAKLEIGH SOUTH VIC 3167

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

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Oakleigh South

Period-from

01 May 2022

to

30 Apr 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

11 NONNA STREET OAKLEIGH EAST VIC 3166	\$2,470,888	29-Apr-23
42 VALKSTONE STREET BENTLEIGH EAST VIC 3165	\$2,620,000	18-Mar-23
1104 NORTH ROAD BENTLEIGH EAST VIC 3165	\$2,510,000	18-Feb-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: 30 May 2023


**11 NONNA STREET OAKLEIGH
EAST VIC 3166**

 6
  4
  4

Sold Price ^{RS} **\$2,470,888** Sold Date **29-Apr-23**

Distance **3.42km**


**42 VALKSTONE STREET
BENTLEIGH EAST VIC 3165**

 3
  1
  2

Sold Price ^{RS} **\$2,620,000** Sold Date **18-Mar-23**

Distance **2.64km**


**1104 NORTH ROAD BENTLEIGH
EAST VIC 3165**

 7
  8
  4

Sold Price ^{RS} **\$2,510,000** ^{UN} Sold Date **18-Feb-23**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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