

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

2/24 Grant 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

\$560,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/1438 Dandenong Road Oakleigh VIC 3166	\$535,000	17-Apr-19
6/34 Maroo Street Hughesdale VIC 3166	\$635,000	04-May-19
8/1-3 Barkly Street Hughesdale VIC 3166	\$572,000	15-May-19

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: 11 September 2019

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2/1438 Dandenong Road Oakleigh VIC 3166

 2  1  1

Sold Price

\$535,000

Sold Date

17-Apr-19

Distance

0.59km



6/34 Maroo Street Hughesdale VIC 3166

 2  1  1

Sold Price

\$635,000

Sold Date

04-May-19

Distance

1.69km



8/1-3 Barkly Street Hughesdale VIC 3166

 2  1  1

Sold Price

\$572,000

Sold Date

15-May-19

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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