

## 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

1/26 SAGE STREET OAKLEIGH EAST VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jul 2021

to

30 Jun 2022

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

2/67 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166	\$837,500	24-Dec-21
2/76 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	\$1,127,000	03-Nov-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: 27 July 2022



**2/67 CARMICHAEL ROAD  
OAKLEIGH EAST VIC 3166**

3 2 2

Sold Price **\$837,500** Sold Date **24-Dec-21**

Distance **0.06km**



**2/76 FERNTREE GULLY ROAD  
OAKLEIGH EAST VIC 3166**

3 2 2

Sold Price **\$1,127,000** Sold Date **03-Nov-21**

Distance **0.75km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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