

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 403/19-21 Hanover Street, Oakleigh Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$340,000 & \$374,000

Median sale price

Median price \$447,500 Property Type Unit Suburb Oakleigh

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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
1	602/19-21 Hanover St OAKLEIGH 3166	\$372,000	06/12/2023
2	601/19-21 Hanover St OAKLEIGH 3166	\$370,000	07/10/2023
3	501/19-21 Hanover St OAKLEIGH 3166	\$340,500	27/02/2024

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 six months.~~

This Statement of Information was prepared on: 27/03/2024 18:04



Property Type:
Agent Comments

Indicative Selling Price
\$340,000 - \$374,000
Median Unit Price
December quarter 2023: \$447,500

Comparable Properties



602/19-21 Hanover St OAKLEIGH 3166 (REI) Agent Comments



Price: \$372,000
Method: Private Sale
Date: 06/12/2023
Property Type: Apartment



601/19-21 Hanover St OAKLEIGH 3166 (REI) Agent Comments



Price: \$370,000
Method: Private Sale
Date: 07/10/2023
Property Type: Unit



501/19-21 Hanover St OAKLEIGH 3166 (REI) Agent Comments



Price: \$340,500
Method: Sold Before Auction
Date: 27/02/2024
Property Type: Apartment

Account - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869