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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$340,000		&		\$374,000			
Median sale p	rice							
Median price	\$447,500	Pro	operty Type	Unit			Suburb	Oakleigh
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress 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)



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

Agent Comments

Agent Comments





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

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

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

|---| 1 **|---|** 1

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





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