

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

3/4 Dover Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$790,000

&

\$869,000

Median sale price

Median price \$895,000

Property Type Unit

Suburb Oakleigh East

Period - From 01/07/2022

to

30/09/2022

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	1/62 Patrick St OAKLEIGH EAST 3166	\$906,000	09/07/2022
2	3/22 Stockdale Av CLAYTON 3168	\$862,000	06/08/2022
3	2/2 Alice St CLAYTON 3168	\$830,000	21/07/2022

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:

13/12/2022 10:07



4 2 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median Unit Price
September quarter 2022: \$895,000

Comparable Properties

1/62 Patrick St OAKLEIGH EAST 3166 (REI/VG) Agent Comments

4 2 1

Price: \$906,000
Method: Auction Sale
Date: 09/07/2022
Property Type: Townhouse (Res)



3/22 Stockdale Av CLAYTON 3168 (REI/VG) Agent Comments

4 2 1

Price: \$862,000
Method: Auction Sale
Date: 06/08/2022
Property Type: Townhouse (Res)
Land Size: 190 sqm approx



2/2 Alice St CLAYTON 3168 (REI/VG)

Agent Comments

4 3 2

Price: \$830,000
Method: Private Sale
Date: 21/07/2022
Property Type: Townhouse (Single)