

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

3/1731 Dandenong Road, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$950,000 & \$995,000

Median sale price

Median price

\$870,000

Property Type

Unit

Suburb

Oakleigh East

Period - From

01/10/2020

to

30/09/2021

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	2/15 Alfred Gr OAKLEIGH EAST 3166	\$995,000	16/06/2021
2	2/1 Hatherley Rd CHADSTONE 3148	\$987,000	17/06/2021
3	2/86 Macrina St OAKLEIGH EAST 3166	\$962,000	23/07/2021

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:

26/10/2021 23:45

3/1731 Dandenong Road, Oakleigh East Vic 3166

McGrath

Loeky Kwe

03 9889 8800

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loekykwe@mcgrath.com.au

Indicative Selling Price

\$950,000 - \$995,000

Median Unit Price

Year ending September 2021: \$870,000



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/15 Alfred Gr OAKLEIGH EAST 3166 (REI/VG) Agent Comments

 4  2  2

Price: \$995,000

Method: Private Sale

Date: 16/06/2021

Property Type: Townhouse (Single)



2/1 Hatherley Rd CHADSTONE 3148 (REI) Agent Comments

 4  3  2

Price: \$987,000

Method: Sold After Auction

Date: 17/06/2021

Property Type: Townhouse (Res)

Land Size: 210 sqm approx

2/86 Macrina St OAKLEIGH EAST 3166 (REI/VG) Agent Comments

 4  2  2

Price: \$962,000

Method: Sold Before Auction

Date: 23/07/2021

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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