

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/1656 DANDENONG ROAD OAKLEIGH EAST VIC 3166

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,750

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

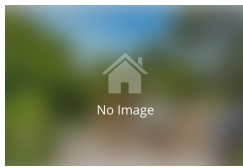
Date of sale

20/1656 DANDENONG ROAD OAKLEIGH EAST VIC 3166	\$430,000	17-Oct-20
1650 DANDENONG ROAD OAKLEIGH EAST VIC 3166	\$430,000	20-Oct-20
21/1656 DANDENONG ROAD OAKLEIGH EAST VIC 3166	\$426,000	13-Oct-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18 April 2021



**20/1656 DANDENONG ROAD
OAKLEIGH EAST VIC 3166**

 1  1  -

Sold Price **\$430,000** Sold Date **17-Oct-20**

Distance -



**1650 DANDENONG ROAD
OAKLEIGH EAST VIC 3166**

 2  1  1

Sold Price ^{RS} **\$430,000** Sold Date **20-Oct-20**

Distance -



**21/1656 DANDENONG ROAD
OAKLEIGH EAST VIC 3166**

 2  1  1

Sold Price **\$426,000** Sold Date **13-Oct-20**

Distance -

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

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