

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

25 Dalgan Street Oakleigh South VIC 3167

Indicative selling price

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

Single Price

\$1,195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

18 Mackie Road Bentleigh East VIC 3165	\$1,200,000	29-Feb-20
28 Mimosa Avenue Oakleigh South VIC 3167	\$1,182,000	14-Dec-19
13 Acacia Avenue Oakleigh South VIC 3167	\$1,220,000	09-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 02 March 2020



18 Mackie Road Bentleigh East VIC 3165

Sold Price

^{RS}

\$1,200,000

Sold Date

29-Feb-20



3



2



2

Distance

0.91km



28 Mimosa Avenue Oakleigh South VIC 3167

Sold Price

\$1,182,000

Sold Date

14-Dec-19



1



1



2

Distance

1.36km



13 Acacia Avenue Oakleigh South VIC 3167

Sold Price

\$1,220,000

Sold Date

09-Nov-19



3



2



2

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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