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 2	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

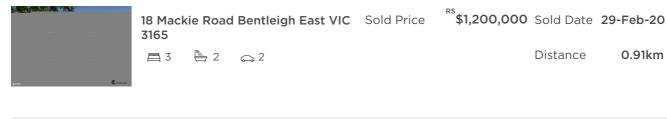


consumer.vic.gov.au



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28 Mimosa Avenue Oakleigh South
Sold Price
\$1,182,000
Sold Date
14-Dec-19

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th	13 Acacia Avenue Oakleigh South VIC 3167			Sold Price	\$1,220,000	Sold Date	09-Nov-19
	昌 3	2	⇔ 2			Distance	1.31km

RS = Recent sale UN = Undisclosed Sale

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