

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

120/6 DALGETY STREET OAKLEIGH 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Oct 2023

to

30 Sep 2024

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

411/2 DALGETY STREET OAKLEIGH VIC 3166	\$626,000	09-Jul-24
4/2 DALGETY STREET OAKLEIGH VIC 3166	\$670,000	26-Apr-24
G08/6 DALGETY STREET OAKLEIGH VIC 3166	\$580,000	16-Jul-24

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: 04 October 2024

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411/2 DALGETY STREET OAKLEIGH VIC 3166 Sold Price **\$626,000** Sold Date **09-Jul-24**

 2  2  1

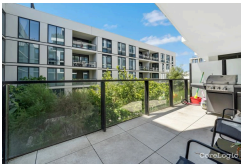
Distance **0km**



4/2 DALGETY STREET OAKLEIGH VIC 3166 Sold Price **\$670,000** Sold Date **26-Apr-24**

 2  2  1

Distance **0.04km**



608/6 DALGETY STREET OAKLEIGH VIC 3166 Sold Price **\$580,000** Sold Date **16-Jul-24**

 2  2  1

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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