

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

2/5 Dover Street 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

\$950,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/34 Alexander Avenue Oakleigh East VIC 3166	\$1,050,000	24-Aug-21
1/1749 Dandenong Road Oakleigh East VIC 3166	\$1,040,000	23-Oct-21
3/73 Patrick Street Oakleigh East VIC 3166	\$947,000	19-Dec-20

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.~~

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2/34 Alexander Avenue Oakleigh East VIC 3166

3 2 2

Sold Price **\$1,050,000** Sold Date **24-Aug-21**

Distance **0.15km**



1/1749 Dandenong Road Oakleigh East VIC 3166

4 3 2

Sold Price ^{RS} **\$1,040,000** Sold Date **23-Oct-21**

Distance **1.33km**



3/73 Patrick Street Oakleigh East VIC 3166

4 3 2

Sold Price **\$947,000** Sold Date **19-Dec-20**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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