

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

1/16 Boyd Avenue 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Mar 2020

to

28 Feb 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

1/11 Tullius Avenue Oakleigh East VIC 3166	\$765,000	05-Aug-20
15/19 Nonna Street Oakleigh East VIC 3166	\$591,000	06-Feb-21
2/5 Howden Street Oakleigh East VIC 3166	\$570,000	28-Oct-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.~~

This Statement of Information was prepared on: 03 March 2021

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**1/11 Tullius Avenue Oakleigh East
VIC 3166**

2 1 1

Sold Price

\$765,000

 Sold Date **05-Aug-20**

 Distance **0.59km**

**15/19 Nonna Street Oakleigh East
VIC 3166**

2 1 1

Sold Price

^{RS} **\$591,000**

 Sold Date **06-Feb-21**

 Distance **1.11km**

**2/5 Howden Street Oakleigh East
VIC 3166**

2 1 1

Sold Price

\$570,000

 Sold Date **28-Oct-20**

 Distance **2.1km**

RS = Recent sale

UN = Undisclosed Sale

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