

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

2/12 Lanham 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

\$860,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

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

2/15 Lanham Street Oakleigh East VIC 3166	\$875,000	20-Feb-21
3/6 Auguste Avenue Clayton VIC 3168	\$871,000	22-Dec-20
3/1 Howden Street Oakleigh East VIC 3166	\$884,000	07-Nov-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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**2/15 Lanham Street Oakleigh East
VIC 3166**

4 3 2

Sold Price

^{RS}

\$875,000

Sold Date

20-Feb-21

Distance

0.06km



**3/6 Auguste Avenue Clayton VIC
3168**

4 2 2

Sold Price

\$871,000

Sold Date

22-Dec-20

Distance

1.3km



**3/1 Howden Street Oakleigh East
VIC 3166**

4 2 2

Sold Price

\$884,000

Sold Date

07-Nov-20

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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