

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 COANE 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,168,500

Property type

Other

Suburb

Oakleigh East

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/17 TULLIUS AVENUE OAKLEIGH EAST VIC 3166	\$860,000	30-May-23
3/40 NONNA STREET OAKLEIGH EAST VIC 3166	\$860,000	30-Mar-23
2/44 MARGARET STREET CLAYTON VIC 3168	\$770,000	18-Mar-23

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: 25 August 2023


**1/17 TULLIUS AVENUE OAKLEIGH
EAST VIC 3166**
 3  2  2

Sold Price

\$860,000

Sold Date **30-May-23**

Distance **0.92km**

**3/40 NONNA STREET OAKLEIGH
EAST VIC 3166**
 3  2  2

Sold Price

Sold Date **30-Mar-23**

Distance **1.28km**

**2/44 MARGARET STREET
CLAYTON VIC 3168**
 3  2  1

Sold Price

\$770,000

Sold Date **18-Mar-23**

Distance **0.71km**
RS = Recent sale

UN = Undisclosed Sale

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