

# 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 Dalgety Street, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,480,000

&

\$1,580,000

### Median sale price

Median price \$1,577,500

Property Type House

Suburb Oakleigh

Period - From 01/01/2022

to

31/03/2022

Source REIV

### 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 six 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	638 Warrigal Rd MALVERN EAST 3145	\$1,605,000	30/04/2022
2	41 Murrumbeena Cr MURRUMBEENA 3163	\$1,580,000	07/05/2022
3	19 Bishop St OAKLEIGH 3166	\$1,525,000	14/05/2022

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 six months.~~

This Statement of Information was prepared on:

18/05/2022 09:58



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 700 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,480,000 - \$1,580,000  
**Median House Price**  
March quarter 2022: \$1,577,500

## Comparable Properties



**638 Warrigal Rd MALVERN EAST 3145 (REI)**

**Agent Comments**



**Price:** \$1,605,000  
**Method:** Auction Sale  
**Date:** 30/04/2022  
**Property Type:** House (Res)



**41 Murrumbeena Cr MURRUMBEENA 3163 (REI)**

**Agent Comments**



**Price:** \$1,580,000  
**Method:** Auction Sale  
**Date:** 07/05/2022  
**Property Type:** House (Res)



**19 Bishop St OAKLEIGH 3166 (REI)**

**Agent Comments**



**Price:** \$1,525,000  
**Method:** Auction Sale  
**Date:** 14/05/2022  
**Property Type:** House (Res)