

# 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

1494C Dandenong Road, Oakleigh, VIC 3166

### Indicative selling price

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

Single price

or range between

\$1,000,000

&

\$1,050,000

### Median sale price

Median price

\$ 605,000

Property type

Unit

Suburb

OAKLEIGH

Period - From

15/04/2021

to

12/10/2021

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/28 Leumear Street Oakleigh East Vic 3166	\$1,040,000	2021-08-20
2	2/7 Briggs Street Mount Waverley Vic 3149	\$1,000,000	2021-04-24
3	2/28 Nonna Street Oakleigh East Vic 3166	\$1,055,000	2021-07-16

This Statement of Information was prepared on:

12/10/2021



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.