

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

2/1 OAKLEIGH 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Other

Suburb

Oakleigh East

Period-from

01 Jun 2022

to

31 May 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

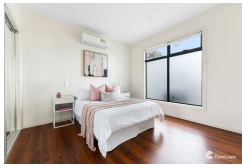
Date of sale

1/50 DUBLIN STREET OAKLEIGH EAST VIC 3166	\$1,132,000	06-May-23
1/19 JOHN STREET OAKLEIGH VIC 3166	-	27-May-23
1/27 FAIRLAND AVENUE OAKLEIGH EAST VIC 3166	\$1,023,000	27-May-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: 23 June 2023


**1/50 DUBLIN STREET OAKLEIGH
EAST VIC 3166**

 4
  2
  1

Sold Price

^{RS}
\$1,132,000

Sold Date

06-May-23

Distance

0.49km

**1/19 JOHN STREET OAKLEIGH VIC
3166**

 4
  2
  2

Sold Price

^{RS UN}

Sold Date

27-May-23

Distance

0.61km

**1/27 FAIRLAND AVENUE
OAKLEIGH EAST VIC 3166**

 4
  3
  1

Sold Price

^{RS}
\$1,023,000

Sold Date

27-May-23

Distance

1.43km
RS = Recent sale

UN = Undisclosed Sale

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