

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

19 Coane Street, Oakleigh East, VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,195,000

or range between

&

Median sale price

Median price \$1,176,000

Property type House

Suburb OAKLEIGH EAST

Period - From 04/12/2022

to

03/12/2023

Source core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	5 Prince Charles Street Clayton Vic 3168	\$1,180,000	2023-07-29
2	7 Alvina Street Oakleigh South Vic 3167	\$1,175,000	2023-07-20
3			

This Statement of Information was prepared on: 04/12/2023

