## 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

4/2 Dalgety Street, Oakleigh Vic 3166

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	I/underquot	ting		
Range betweer	\$720,000		&		\$790,000			
Median sale p	rice							
Median price	\$1,103,000	Pro	operty Type	Том	vnhouse		Suburb	Oakleigh
Period - From	29/11/2022	to	28/11/2023		So	ource	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

29/11/2023 18:37









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$720,000 - \$790,000 Median Townhouse Price 29/11/2022 - 28/11/2023: \$1,103,000

# **Comparable Properties**

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.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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