

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

1/12-14 Nonna 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jan 2021

to

31 Dec 2021

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

3/26 Gordon Avenue Oakleigh East VIC 3166	\$910,000	25-Aug-21
20D Lawson Street Oakleigh East VIC 3166	\$950,000	09-Nov-21
1/14 Boyd Avenue Oakleigh East VIC 3166	\$860,000	25-Oct-21

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: 13 January 2022



**3/26 Gordon Avenue Oakleigh East
VIC 3166**

 3  2  2

Sold Price

\$910,000

Sold Date

25-Aug-21

Distance

0.43km



**20D Lawson Street Oakleigh East
VIC 3166**

 4  3  2

Sold Price

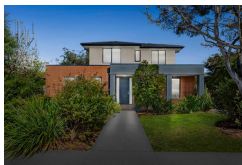
^{RS} **\$950,000**

Sold Date

09-Nov-21

Distance

0.45km



**1/14 Boyd Avenue Oakleigh East
VIC 3166**

 4  2  2

Sold Price

\$860,000

Sold Date

25-Oct-21

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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