

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

2/26 Macrina Street, Oakleigh East Vic 3166

Indicative selling price

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

Single price

\$880,000

Median sale price

Median price

\$785,250

Property Type

Unit

Suburb

Oakleigh East

Period - From

29/10/2018

to

28/10/2019

Source

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 six 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	1/17 Alexander Av OAKLEIGH EAST 3166	\$856,000	06/07/2019
2	1/30 Elizabeth St OAKLEIGH EAST 3166	\$889,988	10/08/2019
3	1/16 Nonna St OAKLEIGH EAST 3166	\$861,000	22/08/2019

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 six months.~~

This Statement of Information was prepared on:

29/10/2019 17:13



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$880,000

Median Unit Price

29/10/2018 - 28/10/2019: \$785,250

Comparable Properties



1/17 Alexander Av OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

 4  3  1

Price: \$856,000

Method: Auction Sale

Date: 06/07/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 771 sqm approx

1/30 Elizabeth St OAKLEIGH EAST 3166 (REI)

Agent Comments

 3  2  2

Price: \$889,988

Method: Auction Sale

Date: 10/08/2019

Property Type: Townhouse (Res)

Land Size: 220 sqm approx

1/16 Nonna St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

 3  3  1

Price: \$861,000

Method: Sold Before Auction

Date: 22/08/2019

Property Type: Townhouse (Res)

Land Size: 783 sqm approx