

## 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

2/13 Sage Street Oakleigh East VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$824,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Aug 2019

to

31 Jul 2020

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

3/40 Nonna Street Oakleigh East VIC 3166	\$868,000	14-May-20
3/34 Heath Avenue Oakleigh VIC 3166	\$831,500	13-Jun-20
3/15 Hillcrest Avenue Chadstone VIC 3148	\$840,000	24-Jul-20

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.~~

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**3/40 Nonna Street Oakleigh East  
VIC 3166**

 3  2  2

Sold Price **\$868,000** Sold Date **14-May-20**

Distance **0.63km**



**3/34 Heath Avenue Oakleigh VIC  
3166**

 3  2  2

Sold Price <sup>RS</sup> **\$831,500** Sold Date **13-Jun-20**

Distance **1.01km**



**3/15 Hillcrest Avenue Chadstone  
VIC 3148**

 3  2  1

Sold Price <sup>RS</sup> **\$840,000** <sup>UN</sup> Sold Date **24-Jul-20**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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