

Statement of Information



Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 8/ 2 Dalgety Street

Suburb: Oakleigh

State: VIC

Postcode: 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: \$ 830,000 and \$ 880,000

Median sale price

Median price: \$ 1,302,500

Property type: Other

Suburb: Oakleigh

Period - From: 31 / 01 / 2023 to: 30 / 01 / 2024 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 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	<u>10/ 2 Dalgety Street, Oakleigh VIC 3166</u>	<u>\$ 829,851</u>	<u>27 / 12 / 2023</u>
2	<u>3/2 Dalgety Street, Oakleigh VIC 3166</u>	<u>\$ 905,692</u>	<u>22 / 12 / 2023</u>
3	<u>2/ 1687 Malvern Road, Glen Iris VIC 3146</u>	<u>\$ 885,000</u>	<u>08 / 12 / 2023</u>

~~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: 19 February 2024