

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

206/6 DALGETY STREET OAKLEIGH 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,343,250

Property type

House

Suburb

Oakleigh

Period-from

01 Apr 2023

to

31 Mar 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 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

3/2 DALGETY STREET OAKLEIGH VIC 3166	\$905,692	22-Dec-23
206/16 DALGETY STREET OAKLEIGH VIC 3166	\$655,000	19-Oct-23
9/2-4 WILLIAM STREET MURRUMBEENA VIC 3163	\$648,500	18-Oct-23

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: 08 April 2024

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**3/2 DALGETY STREET OAKLEIGH
VIC 3166**

2 2 1

Sold Price

\$905,692

Sold Date

22-Dec-23

Distance

0km



**206/16 DALGETY STREET
OAKLEIGH VIC 3166**

2 2 1

Sold Price

\$655,000

Sold Date

19-Oct-23

Distance

0.1km



**9/2-4 WILLIAM STREET
MURRUMBEENA VIC 3163**

2 2 1

Sold Price

\$648,500

Sold Date

18-Oct-23

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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