

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

5 FAIRLAND AVENUE 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

\$1,290,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,165,000

Property type

House

Suburb

Oakleigh East

Period-from

01 Nov 2023

to

31 Oct 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

7 DALY STREET OAKLEIGH EAST VIC 3166	\$1,302,000	23-Nov-24
52 BERKELEY STREET HUNTINGDALE VIC 3166	\$1,321,000	29-Jun-24
41 PATRICK STREET OAKLEIGH EAST VIC 3166	\$1,290,000	04-Sep-24

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: 25 November 2024

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**7 DALY STREET OAKLEIGH EAST
VIC 3166**

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Sold Price

^{RS}**\$1,302,000**Sold Date **23-Nov-24**Distance **0.77km****52 BERKELEY STREET
HUNTINGDALE VIC 3166**

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Sold Price

\$1,321,000Sold Date **29-Jun-24**Distance **0.98km****41 PATRICK STREET OAKLEIGH
EAST VIC 3166**

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Sold Price

\$1,290,000Sold Date **04-Sep-24**Distance **0.25km****RS** = Recent sale**UN** = Undisclosed Sale

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