

## 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

1387 NORTH ROAD OAKLEIGH EAST VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Sep 2022

to

31 Aug 2023

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

10B COANE STREET OAKLEIGH EAST VIC 3166	\$1,120,000	04-Jul-23
1/30 SHAFTON STREET HUNTINGDALE VIC 3166	\$1,032,000	22-Jul-23
5/10 PRINCE STREET CLAYTON VIC 3168	\$1,015,000	08-Jul-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: 25 September 2023

	<b>10B COANE STREET OAKLEIGH EAST VIC 3166</b> <div> <div>4</div> <div>3</div> <div>2</div> </div>	Sold Price <div> <sup>RS</sup> <b>\$1,120,000</b> </div>	Sold Date <div> <b>04-Jul-23</b> </div>	Distance <div> <b>0.23km</b> </div>
	<b>1/30 SHAFTON STREET HUNTINGDALE VIC 3166</b> <div> <div>3</div> <div>1</div> <div>1</div> </div>	Sold Price <div> <sup>RS</sup> <b>\$1,032,000</b> </div>	Sold Date <div> <b>22-Jul-23</b> </div>	Distance <div> <b>0.84km</b> </div>
	<b>5/10 PRINCE STREET CLAYTON VIC 3168</b> <div> <div>4</div> <div>4</div> <div>1</div> </div>	Sold Price <div> <sup>RS</sup> <b>\$1,015,000</b> </div>	Sold Date <div> <b>08-Jul-23</b> </div>	Distance <div> <b>0.94km</b> </div>

RS = Recent sale

UN = Undisclosed Sale

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