

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

4/1791 DANDENONG ROAD 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Mar 2021

to

28 Feb 2022

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

8/120 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	\$750,000	07-Feb-22
2/6 DOBSON AVENUE OAKLEIGH EAST VIC 3166	\$701,100	15-Oct-21
1/1439 NORTH ROAD OAKLEIGH EAST VIC 3166	\$640,000	07-Jan-22

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: 31 March 2022



Jiordan Nguyen

M 0468 883 989

E jiordannguyen@jxre.com.au



**8/120 FERNTREE GULLY ROAD
OAKLEIGH EAST VIC 3166**

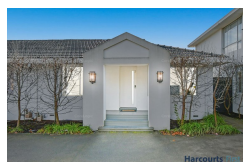
Sold Price

^{RS} **\$750,000** Sold Date **07-Feb-22**

3 1 1

Distance -

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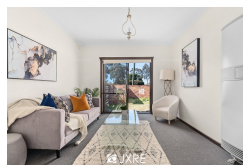
**2/6 DOBSON AVENUE OAKLEIGH
EAST VIC 3166**

Sold Price

\$701,100 Sold Date **15-Oct-21**

2 2 1

Distance -



**1/1439 NORTH ROAD OAKLEIGH
EAST VIC 3166**

Sold Price

\$640,000 Sold Date **07-Jan-22**

2 1 2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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