

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

1/1731 Dandenong Road, Oakleigh East Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,173,000

Property Type House

Suburb Oakleigh East

Period - From 01/07/2021

to 30/09/2021

Source REIV

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	36a Calista Av OAKLEIGH EAST 3166	\$1,060,000	01/11/2021
2	1/132 Ferntree Gully Rd OAKLEIGH EAST 3166	\$1,041,000	11/11/2021
3	1/1749 Dandenong Rd OAKLEIGH EAST 3166	\$1,040,000	23/10/2021

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:

08/01/2022 11:31

1/1731 Dandenong Road, Oakleigh East Vic 3166

McGrath

Loeky Kwe

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0404 826 670

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Indicative Selling Price

\$980,000 - \$1,078,000

Median House Price

September quarter 2021: \$1,173,000



 5  3  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



36a Calista Av OAKLEIGH EAST 3166 (REI/VG) Agent Comments

 4  3  2

Price: \$1,060,000

Method: Private Sale

Date: 01/11/2021

Property Type: Townhouse (Single)



1/132 Ferntree Gully Rd OAKLEIGH EAST 3166 Agent Comments
(REI)

 4  2  2

Price: \$1,041,000

Method: Private Sale

Date: 11/11/2021

Property Type: Townhouse (Single)

Land Size: 282 sqm approx



1/1749 Dandenong Rd OAKLEIGH EAST 3166 Agent Comments
(REI/VG)

 4  3  2

Price: \$1,040,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Townhouse (Res)

Land Size: 252 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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