

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

3/1 SUNBURST STREET 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jun 2021

to

31 May 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

1/10 SAGE STREET OAKLEIGH EAST VIC 3166	\$970,500	09-Apr-22
1/119 BURLINGTON STREET OAKLEIGH VIC 3166	\$845,000	30-Apr-22
2/18 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166	\$1,025,000	26-Mar-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: 14 June 2022


**1/10 SAGE STREET OAKLEIGH
EAST VIC 3166**
 2  2  1

Sold Price

^{RS}
\$970,500

Sold Date **09-Apr-22**

Distance **0.58km**

**1/119 BURLINGTON STREET
OAKLEIGH VIC 3166**
 3  1  1

Sold Price

^{RS}
\$845,000
^{UN}

Sold Date **30-Apr-22**

Distance **1.31km**

**2/18 CARMICHAEL ROAD
OAKLEIGH EAST VIC 3166**
 3  2  1

Sold Price

\$1,025,000

Sold Date **26-Mar-22**

Distance **0.61km**
RS = Recent sale

UN = Undisclosed Sale

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