

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

36a Dublin Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between

\$1,180,000

&

\$1,250,000

Median sale price

Median price

\$863,500

Property Type

Unit

Suburb

Oakleigh East

Period - From

01/07/2020

to

30/06/2021

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	1/1 Dorothea Mackellar Av OAKLEIGH EAST 3166	\$1,250,000	08/06/2021
2	3/42 Carrol Gr MOUNT WAVERLEY 3149	\$1,185,000	06/03/2021
3	1/62 Talbot Rd MOUNT WAVERLEY 3149	\$1,210,000	31/01/2021

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:

27/07/2021 08:40



Property Type: House (Res)

Land Size: 327 sqm approx

Agent Comments

Comparable Properties



**1/1 Dorothea Mackellar Av OAKLEIGH EAST
3166 (REI)**

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 08/06/2021

Property Type: Townhouse (Single)

**3/42 Carrol Gr MOUNT WAVERLEY 3149
(REI/VG)**

Agent Comments



Price: \$1,185,000

Method: Auction Sale

Date: 06/03/2021

Property Type: Townhouse (Res)

1/62 Talbot Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$1,210,000

Method: Sale

Date: 31/01/2021

Property Type: Flat/Unit/Apartment (Res)