

## 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

1/15 ALEXANDER AVENUE 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

\$1,080,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 May 2022

to

30 Apr 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 32 FAIRLAND AVENUE OAKLEIGH EAST VIC 3166   | \$1,030,000 | 19-Dec-22 |
| 1/50 DUBLIN STREET OAKLEIGH EAST VIC 3166   | \$1,132,000 | 06-May-23 |
| 2/26 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166 | \$1,192,000 | 29-Apr-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: 15 May 2023


**32 FAIRLAND AVENUE OAKLEIGH  
EAST VIC 3166**

 4
  3
  1

Sold Price

**\$1,030,000**

Sold Date

**19-Dec-22**

Distance

**0.66km**

**1/50 DUBLIN STREET OAKLEIGH  
EAST VIC 3166**

 4
  2
  1

Sold Price

<sup>RS</sup> **\$1,132,000**

Sold Date

**06-May-23**

Distance

**0.98km**

**2/26 CARMICHAEL ROAD  
OAKLEIGH EAST VIC 3166**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$1,192,000**

Sold Date

**29-Apr-23**

Distance

**0.95km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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