

# 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

Address by request

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$580,000

&

\$630,000

### Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Oakleigh

Period - From

10/06/2021

to

09/06/2022

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	202/16 Dalgety St OAKLEIGH 3166	\$600,000	12/04/2022
2	202/23 Oxford St OAKLEIGH 3166	\$565,000	31/05/2022
3	1/105 Atherton Rd OAKLEIGH 3166	\$510,000	26/03/2022

**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:

10/06/2022 19:21