

## 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

1/35 Stewart Road Oakleigh East VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Apr 2020

to

31 Mar 2021

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

3/3 Inga Street Oakleigh East VIC 3166	\$710,000	29-Nov-20
1/11 Tullius Avenue Oakleigh East VIC 3166	\$765,000	05-Aug-20
2/9 State Street Oakleigh East VIC 3166	\$800,000	18-Nov-20

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: 07 April 2021



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**3/3 Inga Street Oakleigh East VIC 3166**

Sold Price

**\$710,000**

Sold Date **29-Nov-20**

3 1 1

Distance **0.92km**



**1/11 Tullius Avenue Oakleigh East VIC 3166**

Sold Price

**\$765,000**

Sold Date **05-Aug-20**

2 1 1

Distance **0.39km**



**2/9 State Street Oakleigh East VIC 3166**

Sold Price

**\$800,000**

Sold Date **18-Nov-20**

3 - 1

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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