



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/3 Oberon Avenue 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

*House

*Unit

X

Suburb

Oakleigh East

Period-from

01 Jun 2018

to

31 May 2019

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

2/16 Lanham Street Oakleigh East VIC 3166	\$675,000	04-Jan-19
1/142 Ferntree Gully Road Oakleigh East VIC 3166	\$688,000	01-Jun-19
2/9-11 White Street Oakleigh East VIC 3166	\$615,000	07-May-19

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.~~

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**2/16 Lanham Street Oakleigh East
VIC 3166**

Sold Price

\$675,000

Sold Date

04-Jan-19



3



1



1

Distance

0.7km



**1/142 Ferntree Gully Road Oakleigh
East VIC 3166**

Sold Price

^{RS}

\$688,000

Sold Date

01-Jun-19



2



1



1

Distance

0.76km



**2/9-11 White Street Oakleigh East
VIC 3166**

Sold Price

^{RS}

\$615,000

Sold Date

07-May-19



3



1



1

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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