

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

1/10 Stewart Road 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Mar 2019

to

29 Feb 2020

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

1/14 Stockdale Avenue Clayton VIC 3168	\$828,800	23-Dec-19
2/26 Turnbull Avenue Oakleigh East VIC 3166	\$750,000	07-Mar-20
2/56 Macrina Street Oakleigh East VIC 3166	\$806,000	07-Dec-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.~~

This Statement of Information was prepared on: 26 March 2020



1/14 Stockdale Avenue Clayton VIC 3168

Sold Price

\$828,800

Sold Date

23-Dec-19

 4  2  1

Distance

0.41km



2/26 Turnbull Avenue Oakleigh East VIC 3166

Sold Price

^{RS} **\$750,000**

Sold Date

07-Mar-20

 2  1  2

Distance

0.54km



2/56 Macrina Street Oakleigh East VIC 3166

Sold Price

\$806,000

Sold Date

07-Dec-19

 3  1  2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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