

## 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

G08/6 DALGETY STREET OAKLEIGH 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jun 2023

to

31 May 2024

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

124/2 DALGETY STREET OAKLEIGH VIC 3166	\$600,000	17-Feb-24
706/6 DALGETY STREET OAKLEIGH VIC 3166	\$580,000	03-Mar-24
307/6 DALGETY STREET OAKLEIGH VIC 3166	\$566,000	21-Feb-24

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: 05 June 2024

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**124/2 DALGETY STREET  
OAKLEIGH VIC 3166**

2 2 -

Sold Price **\$600,000** Sold Date **17-Feb-24**

Distance **0.04km**



**706/6 DALGETY STREET  
OAKLEIGH VIC 3166**

2 2 -

Sold Price **\$580,000** Sold Date **03-Mar-24**

Distance **0.04km**



**307/6 DALGETY STREET  
OAKLEIGH VIC 3166**

2 2 1

Sold Price **\$566,000** Sold Date **21-Feb-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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