

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 LERINA STREET 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/3 COANE STREET OAKLEIGH EAST VIC 3166	\$895,000	16-Sep-22
1/45 MANTON ROAD CLAYTON VIC 3168	\$750,000	24-Aug-22
1/32 STRELDEN AVENUE OAKLEIGH EAST VIC 3166	\$700,000	24-Nov-22

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: 29 November 2022


**1/3 COANE STREET OAKLEIGH
EAST VIC 3166**

 3
  1
  -

Sold Price

\$895,000

Sold Date

16-Sep-22

Distance

0.06km

**1/45 MANTON ROAD CLAYTON
VIC 3168**

 3
  1
  1

Sold Price

\$750,000

Sold Date

24-Aug-22

Distance

0.48km

**1/32 STRELDEN AVENUE
OAKLEIGH EAST VIC 3166**

 3
  1
  1

Sold Price

^{RS} **\$700,000**

Sold Date

24-Nov-22

Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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