

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

1/1610 DANDENONG ROAD HUNTINGDALE 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Huntingdale

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/10 LERINA STREET OAKLEIGH EAST VIC 3166	\$813,888	10-Dec-22
2/8 GRETA STREET OAKLEIGH EAST VIC 3166	\$655,000	13-Oct-22
3/4 LINCOLN AVENUE OAKLEIGH VIC 3166	\$685,500	02-Sep-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: 09 February 2023


**1/10 LERINA STREET OAKLEIGH
EAST VIC 3166**

 2
  1
  2

Sold Price

^{RS} **\$813,888** Sold Date **10-Dec-22**

Distance **0.76km**

**2/8 GRETA STREET OAKLEIGH
EAST VIC 3166**

 2
  1
  2

Sold Price

\$655,000 Sold Date **13-Oct-22**

Distance **1.05km**

**3/4 LINCOLN AVENUE OAKLEIGH
VIC 3166**

 2
  1
  1

Sold Price

\$685,500 Sold Date **02-Sep-22**

Distance **1.22km**
RS = Recent sale

UN = Undisclosed Sale

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