

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

3/40 Nonna 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Feb 2019

to

31 Jan 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

2/18 Nonna Street Oakleigh East VIC 3166	\$890,000	23-Nov-19
1/23 Elizabeth Street Oakleigh East VIC 3166	\$928,000	22-Feb-20
1/16 Elizabeth Street Oakleigh East VIC 3166	\$979,000	14-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: 25 February 2020



**2/18 Nonna Street Oakleigh East
VIC 3166**

 3  2  2

Sold Price

\$890,000

Sold Date

23-Nov-19

Distance

0.18km



**1/23 Elizabeth Street Oakleigh East
VIC 3166**

 3  2  1

Sold Price

\$928,000

Sold Date

22-Feb-20

Distance

0.71km



**1/16 Elizabeth Street Oakleigh East
VIC 3166**

 3  2  1

Sold Price

\$979,000

Sold Date

14-Dec-19

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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