

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

1401 North Road, Oakleigh East 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

\$1,280,000

&

\$1,350,000

Median sale price

Median price

\$1,200,000

Property type

house

Suburb

Oakleigh East 3166

Period - From

1/05/2022

to

30/4/2023

Source

REA

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 six 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
6 Gordon Avenue, Oakleigh East, Vic 3166	\$1,381,000	13 May 2023
8 Dover Street, Oakleigh East, Vic 3166	\$1,332,000	01 Apr 2023
1444 Dandenong Road, Oakleigh, Vic 3166	\$1,280,000	10 May 2023

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 six months.~~

This Statement of Information was prepared on:

25/05/2023 16:50