

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

8/120 Ferntree Gully Road 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/6 Dobson Avenue Oakleigh East VIC 3166	\$701,100	15-Oct-21
1/1417 North Road Oakleigh East VIC 3166	\$740,000	17-Jul-21
1/35 Stewart Road Oakleigh East VIC 3166	\$828,500	15-May-21

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.~~

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**2/6 Dobson Avenue Oakleigh East
VIC 3166**

2 2 1

Sold Price

\$701,100

Sold Date

15-Oct-21

Distance

1.07km



**1/1417 North Road Oakleigh East
VIC 3166**

3 2 1

Sold Price

\$740,000

Sold Date

17-Jul-21

Distance

1.61km



**1/35 Stewart Road Oakleigh East
VIC 3166**

2 2 2

Sold Price

\$828,500

Sold Date

15-May-21

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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