Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,100,000

Property offered for sale

Address	8 Dover Street, Oakleigh East Vic 3166
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,193,500	Pro	perty Type	House		Suburb	Oakleigh East
Period - From	01/10/2022	to	31/12/2022		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

33 Greta St OAKLEIGH EAST 3166

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.

Add	dress of comparable property	Price	Date of sale
1	42 Margaret St CLAYTON 3168	\$1,150,000	29/10/2022
2	20 Surrey Cr OAKLEIGH EAST 3166	\$1,103,000	12/11/2022

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.

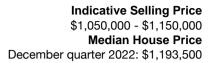
This Statement of Information was prepared on:	07/03/2023 14:02



05/12/2022

McGrath

Lily Zhang 0434450888 lilyzhang@mcgrath.com.au







Property Type: House Land Size: 733 sqm approx **Agent Comments**

Comparable Properties



42 Margaret St CLAYTON 3168 (REI/VG)



Price: \$1,150,000 Method: Auction Sale Date: 29/10/2022

Property Type: House (Res) Land Size: 698 sqm approx

Agent Comments



20 Surrey Cr OAKLEIGH EAST 3166 (REI/VG)





Price: \$1,103,000 Method: Auction Sale Date: 12/11/2022

Property Type: House (Res) Land Size: 639 sqm approx

Agent Comments



33 Greta St OAKLEIGH EAST 3166 (REI)





Price: \$1,100,000 Method: Private Sale Date: 05/12/2022 Property Type: House Land Size: 700 sqm approx Agent Comments

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



