

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 Dover Street, Oakleigh East Vic 3166

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,193,500

Property 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)

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
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
3	33 Greta St OAKLEIGH EAST 3166	\$1,100,000	05/12/2022

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

8 Dover Street, Oakleigh East Vic 3166

McGrath

Lily Zhang
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lilyzhang@mcgrath.com.au



4 1 2

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

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2022: \$1,193,500

Comparable Properties



42 Margaret St CLAYTON 3168 (REI/VG)

Agent Comments

4 1 2

Price: \$1,150,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 698 sqm approx



20 Surrey Cr OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

3 2 1

Price: \$1,103,000
Method: Auction Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 639 sqm approx



33 Greta St OAKLEIGH EAST 3166 (REI)

Agent Comments

4 1 2

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

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



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