

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

1/78 MACRINA 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/24 COANE STREET OAKLEIGH EAST VIC 3166	\$985,000	19-Nov-23
1/15 COANE STREET OAKLEIGH EAST VIC 3166	\$1,045,000	22-Nov-23
1/27 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,025,000	13-Sep-23

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: 20 February 2024

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**1/24 COANE STREET OAKLEIGH
 EAST VIC 3166**

 4  3  2

Sold Price

^{RS} **\$985,000**

Sold Date **19-Nov-23**

Distance **0.87km**



**1/15 COANE STREET OAKLEIGH
 EAST VIC 3166**

 4  3  1

Sold Price

\$1,045,000

Sold Date **22-Nov-23**

Distance **0.79km**



**1/27 MACRINA STREET OAKLEIGH
 EAST VIC 3166**

 4  3  2

Sold Price

\$1,025,000

Sold Date **13-Sep-23**

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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