

## 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

27 ALFRED GROVE OAKLEIGH EAST VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Oakleigh East

Period-from

01 May 2023

to

30 Apr 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 19 COANE STREET OAKLEIGH EAST VIC 3166  | \$1,095,000 | 07-Dec-23 |
| 32 LERINA STREET OAKLEIGH EAST VIC 3166 | \$1,160,000 | 23-Mar-24 |
| 50 BERKELEY STREET HUNTINGDALE VIC 3166 | \$1,150,000 | 24-Feb-24 |

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: 31 May 2024


**19 COANE STREET OAKLEIGH  
EAST VIC 3166**

 3
  1
  1

Sold Price **\$1,095,000** Sold Date **07-Dec-23**

Distance **0.14km**


**32 LERINA STREET OAKLEIGH  
EAST VIC 3166**

 3
  1
  1

Sold Price <sup>RS</sup> **\$1,160,000** Sold Date **23-Mar-24**

Distance **0.14km**


**50 BERKELEY STREET  
HUNTINGDALE VIC 3166**

 3
  1
  2

Sold Price **\$1,150,000** Sold Date **24-Feb-24**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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