

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

213/6 DALGETY STREET OAKLEIGH 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Oakleigh

Period-from

01 Oct 2023

to

30 Sep 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

202/1330-1336 DANDENONG ROAD HUGHESDALE VIC 3166	\$450,000	26-Jun-24
202/89 ATHERTON ROAD OAKLEIGH VIC 3166	\$450,000	07-Sep-24
502/19-21 HANOVER STREET OAKLEIGH VIC 3166	\$345,000	04-Sep-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: 25 October 2024

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202/1330-1336 DANDENONG
ROAD HUGHESDALE VIC 3166

 1  1  1

Sold Price **\$450,000** Sold Date **26-Jun-24**

Distance **0.86km**



202/89 ATHERTON ROAD
OAKLEIGH VIC 3166

 1  1  1

Sold Price ^{RS} **\$450,000** Sold Date **07-Sep-24**

Distance **0.87km**



502/19-21 HANOVER STREET
OAKLEIGH VIC 3166

 1  1  1

Sold Price ^{RS} **\$345,000** Sold Date **04-Sep-24**

Distance **0.97km**

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

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