

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

2/15 Alfred Grove, Oakleigh East Vic 3166

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$863,500

Property Type Unit

Suburb Oakleigh East

Period - From 01/01/2021

to 31/03/2021

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	41a Berkeley St HUNTINGDALE 3166	\$993,000	10/04/2021
2	3/26 Macrina St OAKLEIGH EAST 3166	\$981,500	09/04/2021
3	2/1425 North Rd OAKLEIGH EAST 3166	\$900,000	29/04/2021

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:

08/05/2021 14:40



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$995,000

Median Unit Price

March quarter 2021: \$863,500

Comparable Properties



41a Berkeley St HUNTINGDALE 3166 (REI)

Agent Comments

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Price: \$993,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Townhouse (Res)

Land Size: 275 sqm approx



3/26 Macrina St OAKLEIGH EAST 3166 (REI)

Agent Comments

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Price: \$981,500

Method: Private Sale

Date: 09/04/2021

Property Type: Townhouse (Single)



2/1425 North Rd OAKLEIGH EAST 3166 (REI)

Agent Comments

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Price: \$900,000

Method: Sold Before Auction

Date: 29/04/2021

Property Type: Townhouse (Res)

Land Size: 222 sqm approx