

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

3/14 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,250

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/9 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,020,000	25-Jul-24
3/41 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166	\$950,000	18-Apr-24
1/46 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166	\$1,055,000	08-Feb-25

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 March 2025



1/9 MACRINA STREET OAKLEIGH EAST VIC 3166

4 3 1

Sold Price **\$1,020,000** Sold Date **25-Jul-24**

Distance **0.07km**



3/41 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166

4 3 2

Sold Price **\$950,000** Sold Date **18-Apr-24**

Distance **0.28km**



1/46 CARMICHAEL ROAD OAKLEIGH EAST VIC 3166

4 3 1

Sold Price ^{RS} **\$1,055,000** Sold Date **08-Feb-25**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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