

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

2/1803 Dandenong Road 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/4 Fenton Street Huntingdale VIC 3166	\$650,000	06-Aug-20
1/9 Gordon Avenue Oakleigh East VIC 3166	\$687,500	15-Nov-20
4/15-17 Oberon Avenue Oakleigh East VIC 3166	\$600,000	05-Aug-20

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: 28 January 2021



2/4 Fenton Street Huntingdale VIC 3166

Sold Price

\$650,000

Sold Date **06-Aug-20**

2

1

1

Distance

0.22km



1/9 Gordon Avenue Oakleigh East VIC 3166

Sold Price

\$687,500

Sold Date **15-Nov-20**

2

1

1

Distance

0.24km



4/15-17 Oberon Avenue Oakleigh East VIC 3166

Sold Price

\$600,000

Sold Date **05-Aug-20**

2

1

2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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