

## 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

1/78 MACRINA STREET OAKLEIGH EAST VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$900,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Feb 2023

to

31 Jan 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

1/27 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,025,000	13-Sep-23
36C DUBLIN STREET OAKLEIGH EAST VIC 3166	\$1,185,000	19-Oct-23
2/9 KEITH STREET OAKLEIGH EAST VIC 3166	\$1,101,000	07-Dec-23

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: 14 February 2024



**1/27 MACRINA STREET OAKLEIGH EAST VIC 3166** Sold Price **\$1,025,000** Sold Date **13-Sep-23**

 4  3  2

Distance **0.47km**



**36C DUBLIN STREET OAKLEIGH EAST VIC 3166** Sold Price **\$1,185,000** Sold Date **19-Oct-23**

 4  3  -

Distance **0.48km**



**2/9 KEITH STREET OAKLEIGH EAST VIC 3166** Sold Price <sup>RS</sup> **\$1,101,000** Sold Date **07-Dec-23**

 4  3  2

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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