

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

1/8 ELIZABETH 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

House

Suburb

Oakleigh East

Period-from

01 May 2023

to

30 Apr 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

2/1 OAKLEIGH STREET OAKLEIGH EAST VIC 3166	\$1,090,000	22-Jul-23
2/4 INGA STREET OAKLEIGH EAST VIC 3166	\$1,101,000	17-Feb-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: 13 May 2024

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2/1 OAKLEIGH STREET OAKLEIGH EAST VIC 3166

Sold Price

\$1,090,000

Sold Date

22-Jul-23

 4  3  -

Distance

0.07km



2/4 INGA STREET OAKLEIGH EAST VIC 3166

Sold Price

^{RS}

\$1,101,000

Sold Date

17-Feb-24

 3  2  2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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