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

11/6 Dalgety Street, Oakleigh Vic 3166

Indicative selling price

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

Single price \$620,000

Median sale price

Median price	\$485,100	Pro	perty Type Uni	t		Suburb	Oakleigh
Period - From	02/07/2023	to	01/07/2024	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	Oros 206/6 Dalgety St OAKLEIGH 3166	\$655,000	08/06/2024
2	104/2 Dalgety St OAKLEIGH 3166	\$615,000	04/03/2024
3	124/2 Dalgety St OAKLEIGH 3166	\$600,000	17/02/2024

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:

02/07/2024 09:26









Property Type: Apartment Agent Comments

Indicative Selling Price \$620,000 **Median Unit Price** 02/07/2023 - 01/07/2024: \$485,100

Comparable Properties



Oros 206/6 Dalgety St OAKLEIGH 3166 (REI) Agent Comments



Price: \$655,000 Method: Private Sale Date: 08/06/2024 Property Type: Apartment

104/2 Dalgety St OAKLEIGH 3166 (VG)

Agent Comments



Price: \$615,000 Method: Sale Date: 04/03/2024 Property Type: Strata Unit/Flat



124/2 Dalgety St OAKLEIGH 3166 (REI/VG)



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Agent Comments

Price: \$600,000 Method: Private Sale Date: 17/02/2024 Property Type: Apartment Land Size: 91.80 sqm approx

Account - Fletchers | P: 03 9571 7777



propertydata

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