

## 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

1387 NORTH ROAD 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

\$970,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Aug 2022

to

31 Jul 2023

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

5/25-27 COANE STREET OAKLEIGH EAST VIC 3166	\$960,000	03-Jun-23
3/28 COANE STREET OAKLEIGH EAST VIC 3166	\$980,000	08-Jul-23
10B COANE STREET OAKLEIGH EAST VIC 3166	\$1,120,000	04-Jul-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: 08 August 2023

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**5/25-27 COANE STREET  
OAKLEIGH EAST VIC 3166**

4 4 1

Sold Price <sup>RS</sup> **\$960,000** Sold Date **03-Jun-23**

Distance **0.1km**



**3/28 COANE STREET OAKLEIGH  
EAST VIC 3166**

4 3 1

Sold Price <sup>RS</sup> **\$980,000** Sold Date **08-Jul-23**

Distance **0.12km**



**10B COANE STREET OAKLEIGH  
EAST VIC 3166**

4 3 2

Sold Price <sup>RS</sup> **\$1,120,000** Sold Date **04-Jul-23**

Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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