

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

2/1417 NORTH 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

\$800,000

&

\$880,000

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

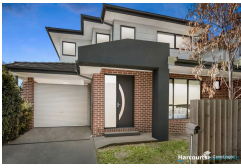
Date of sale

5 ROY STREET OAKLEIGH EAST VIC 3166	\$855,000	10-Feb-23
3/131 CLAYTON ROAD OAKLEIGH EAST VIC 3166	\$820,000	22-Jul-23
3/12 LANHAM STREET OAKLEIGH EAST VIC 3166	\$880,000	06-May-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: 04 August 2023


**5 ROY STREET OAKLEIGH EAST
VIC 3166**
 3  2  1

Sold Price

\$855,000

Sold Date

10-Feb-23

Distance

0.25km

**3/131 CLAYTON ROAD OAKLEIGH
EAST VIC 3166**
 3  2  1

Sold Price

^{RS}
\$820,000

Sold Date

22-Jul-23

Distance

0.44km

**3/12 LANHAM STREET OAKLEIGH
EAST VIC 3166**
 4  2  2

Sold Price

\$880,000

Sold Date

06-May-23

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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