

# 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

|  |
|--|
| 2/15 Elizabeth 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)

Single price 

|  |
|--|
|  |
|--|

 or range between 

|             |
|-------------|
| \$1,000,000 |
|-------------|

 & 

|             |
|-------------|
| \$1,100,000 |
|-------------|

### Median sale price

Median price 

|            |
|------------|
| \$ 952,000 |
|------------|

 Property type 

|      |
|------|
| Unit |
|------|

 Suburb 

|               |
|---------------|
| OAKLEIGH EAST |
|---------------|

Period - From 

|            |
|------------|
| 21/05/2023 |
|------------|

 to 

|            |
|------------|
| 20/05/2024 |
|------------|

 Source 

|            |
|------------|
| core_logic |
|------------|

### Comparable property sales

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.

|   | Address of comparable property             | Price       | Date of sale |
|---|--|-------------|--------------|
| 1 | 27 Elizabeth Street Oakleigh East Vic 3166 | \$1,085,000 | 2024-05-09   |
| 2 | 25a Stewart Road Oakleigh East Vic 3166    | \$1,000,000 | 2024-03-28   |
| 3 |  |             |              |

This Statement of Information was prepared on: 

|            |
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| 21/05/2024 |
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