

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

208/16 Dalgety Street, Oakleigh Vic 3166

Indicative selling price

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

Range between \$640,000 & \$700,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Oakleigh

Period - From 10/05/2023 to 09/05/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

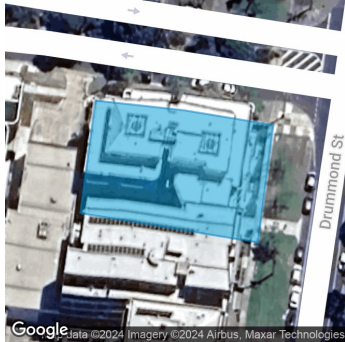
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	204/119 Poath Rd MURRUMBEENA 3163	\$590,000	06/02/2024
2	124/2 Dalgety St OAKLEIGH 3166	\$600,000	17/02/2024
3	214/28 Swindon Rd HUGHESDALE 3166	\$595,000	29/03/2024

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: 10/05/2024 10:55



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



204/119 Poath Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$590,000

Method: Sold Before Auction

Date: 06/02/2024

Property Type: Apartment



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

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 17/02/2024

Property Type: Apartment

Land Size: 91.80 sqm approx



214/28 Swindon Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 29/03/2024

Property Type: Unit