

## 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

3/15 COANE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,176,000

Property type

Other

Suburb

Oakleigh East

Period-from

01 Nov 2022

to

31 Oct 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

1/1 ALEXANDER AVENUE OAKLEIGH EAST VIC 3166	\$1,355,000	19-Aug-23
41 CLAYTON ROAD OAKLEIGH EAST VIC 3166	\$1,195,000	08-Jun-23
36C DUBLIN STREET OAKLEIGH EAST VIC 3166	\$1,185,000	19-Oct-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: 15 November 2023

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**1/1 ALEXANDER AVENUE  
OAKLEIGH EAST VIC 3166**
 4  2  2

 Sold Price **\$1,355,000** Sold Date **19-Aug-23**

 Distance **0.67km**

**41 CLAYTON ROAD OAKLEIGH  
EAST VIC 3166**
 4  3  2

 Sold Price **\$1,195,000** Sold Date **08-Jun-23**

 Distance **1.19km**

**36C DUBLIN STREET OAKLEIGH  
EAST VIC 3166**
 4  3  -

 Sold Price <sup>RS</sup> **\$1,185,000** Sold Date **19-Oct-23**

 Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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