

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

5/12 MACRINA STREET 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Dec 2022

to

30 Nov 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

1/17 OAKLEIGH STREET OAKLEIGH EAST VIC 3166	\$970,000	18-Nov-23
2/16 LANHAM STREET OAKLEIGH EAST VIC 3166	\$882,000	01-Sep-23
2/12 COANE STREET OAKLEIGH EAST VIC 3166	\$910,000	16-Sep-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: 06 December 2023



**1/17 OAKLEIGH STREET OAKLEIGH
EAST VIC 3166**

3 1 2

Sold Price

^{RS} **\$970,000**

Sold Date

18-Nov-23

Distance

0.67km



**2/16 LANHAM STREET OAKLEIGH
EAST VIC 3166**

3 1 1

Sold Price

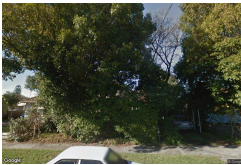
\$882,000

Sold Date

01-Sep-23

Distance

1.35km



**2/12 COANE STREET OAKLEIGH
EAST VIC 3166**

3 1 1

Sold Price

\$910,000

Sold Date

16-Sep-23

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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