

## 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

48 DOWLING ROAD OAKLEIGH SOUTH VIC 3167

### 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

\$990,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Oakleigh South

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

3 LACEBARK COURT OAKLEIGH SOUTH VIC 3167	\$1,105,000	18-Feb-23
98 SHERBROOKE AVENUE OAKLEIGH SOUTH VIC 3167	\$960,000	15-Jul-23
49 OLD DANDENONG ROAD OAKLEIGH SOUTH VIC 3167	\$1,042,000	29-Jul-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: 05 August 2023


**3 LACEBARK COURT OAKLEIGH SOUTH VIC 3167**
 4  2  2

 Sold Price **\$1,105,000** Sold Date **18-Feb-23**

 Distance **0.56km**

**98 SHERBROOKE AVENUE OAKLEIGH SOUTH VIC 3167**
 3  1  4

 Sold Price <sup>RS</sup> **\$960,000** Sold Date **15-Jul-23**

 Distance **0.92km**

**49 OLD DANDENONG ROAD OAKLEIGH SOUTH VIC 3167**
 3  1  2

 Sold Price <sup>RS</sup> **\$1,042,000** Sold Date **29-Jul-23**

 Distance **1.04km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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