

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

6/25-27 COANE 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

\$960,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 May 2023

to

30 Apr 2024

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

1/78 MACRINA STREET OAKLEIGH EAST VIC 3166	\$1,000,000	13-Mar-24
1/25-27 COANE STREET OAKLEIGH EAST VIC 3166	\$952,000	24-Feb-24

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: 08 May 2024



1/78 MACRINA STREET OAKLEIGH
EAST VIC 3166

 4  4  -

Sold Price

^{RS} \$1,000,000

Sold Date

13-Mar-24

Distance

0.87km



1/25-27 COANE STREET OAKLEIGH
EAST VIC 3166

 4  4  2

Sold Price

^{RS} \$952,000

Sold Date

24-Feb-24

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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