

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

7/13 LOGIE STREET OAKLEIGH 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Mar 2023

to

29 Feb 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

605/1525 DANDENONG ROAD OAKLEIGH VIC 3166	\$482,000	01-Oct-23
114/2 DALGETY STREET OAKLEIGH VIC 3166	\$530,000	17-Nov-23
108/9 CAMIRA STREET MALVERN EAST VIC 3145	\$540,000	22-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: 07 March 2024



**605/1525 DANDENONG ROAD
OAKLEIGH VIC 3166**

 2
  2
  -

Sold Price

\$482,000

Sold Date

01-Oct-23

Distance

0.14km



**114/2 DALGETY STREET OAKLEIGH
VIC 3166**

 2
  1
  1

Sold Price

\$530,000

Sold Date

17-Nov-23

Distance

0.24km



**108/9 CAMIRA STREET MALVERN
EAST VIC 3145**

 2
  2
  1

Sold Price

^{RS} **\$540,000**

Sold Date

22-Feb-24

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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