# 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*

8/6 Dalgety Street, Oakleigh Vic 3166

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $550,000 | & | $600,000

## Median sale price

| Median price | $585,000 | Property Type | Unit | Suburb | Oakleigh |

| Period - From | 08/06/2022 | to | 07/06/2023 | Source | REIV |

## 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 six 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 | 7/2 Albert Av OAKLEIGH 3166 | $600,000 | 23/05/2023 |
| 2 | 123/2 Dalgety St OAKLEIGH 3166 | $600,000 | 05/01/2023 |
| 3 | 6/794 Warrigal Rd MALVERN EAST 3145 | $537,500 | 21/05/2023 |

**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 six months.~~

This Statement of Information was prepared on: | 08/06/2023 11:55

CONSUMER AFFAIRS VICTORIA

*RayWhite.*

🛏 **2**    🛁 **-**    🚗

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$550,000 - $600,000
**Median Unit Price**
08/06/2022 - 07/06/2023: $585,000

# Comparable Properties

### 7/2 Albert Av OAKLEIGH 3166 (REI)

🛏 **2**    🛁 **2**    🚗 **1**

**Price:** $600,000
**Method:** Private Sale
**Date:** 23/05/2023
**Property Type:** Apartment

Agent Comments

### 123/2 Dalgety St OAKLEIGH 3166 (VG)
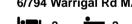
🛏 **2**    🛁 **-**    🚗 **-**

**Price:** $600,000
**Method:** Sale
**Date:** 05/01/2023
**Property Type:** Strata Unit/Flat

Agent Comments

### 6/794 Warrigal Rd MALVERN EAST 3145 (REI)

🛏 **2**    🛁 **2**    🚗 **1**

**Price:** $537,500
**Method:** Private Sale
**Date:** 21/05/2023
**Property Type:** Apartment

Agent Comments