

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

708/19-21 Hanover 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,800

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jun 2020

to

31 May 2021

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

13/110 Atherton Road Oakleigh VIC 3166	\$425,000	30-Nov-20
306/59-63 Warrigal Road Hughesdale VIC 3166	\$430,000	05-May-21

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: 21 June 2021



13/110 Atherton Road Oakleigh VIC 3166

Sold Price

\$425,000

Sold Date **30-Nov-20**

1 1 1

Distance **0.42km**



306/59-63 Warrigal Road Hughesdale VIC 3166

Sold Price

^{RS} **\$430,000**

Sold Date **05-May-21**

1 1 1

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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