

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

202/23 OXFORD 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Mar 2021

to

28 Feb 2022

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

2 ALBERT AVENUE OAKLEIGH VIC 3166	\$629,000	02-Dec-21
201/214 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167	\$600,000	26-Oct-21
26/2-4 WILLIAM STREET MURRUMBEENA VIC 3163	\$567,500	18-Nov-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: 17 March 2022



2 ALBERT AVENUE OAKLEIGH VIC 3166

Sold Price

^{RS} **\$629,000** ^{UN}

Sold Date

02-Dec-21

2

2

1

Distance

0.31km



**201/214 WARRIGAL ROAD
OAKLEIGH SOUTH VIC 3167**

Sold Price

\$600,000

Sold Date

26-Oct-21

2

2

1

Distance

1.24km



**26/2-4 WILLIAM STREET
MURRUMBEENA VIC 3163**

Sold Price

\$567,500

Sold Date

18-Nov-21

2

2

1

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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