

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

610/2 DALGETY 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Aug 2021

to

31 Jul 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

220/6 DALGETY STREET OAKLEIGH VIC 3166	\$750,000	25-May-22
607/6 DALGETY STREET OAKLEIGH VIC 3166	\$780,000	07-Jul-22
4/13 CREWE ROAD HUGHESDALE VIC 3166	\$900,000	16-May-22

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 August 2022



**220/6 DALGETY STREET
OAKLEIGH VIC 3166**

3 2 2

Sold Price **\$750,000** Sold Date **25-May-22**

Distance **0km**



**607/6 DALGETY STREET
OAKLEIGH VIC 3166**

2 2 2

Sold Price **\$780,000** Sold Date **07-Jul-22**

Distance **0km**



**4/13 CREWE ROAD HUGHESDALE
VIC 3166**

2 1 1

Sold Price **\$900,000** Sold Date **16-May-22**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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