

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

1/50 Dublin Street Oakleigh East 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Nov 2020

to

31 Oct 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

1/1749 Dandenong Road Oakleigh East VIC 3166	\$1,040,000	23-Oct-21
2/23 Sage Street Oakleigh East VIC 3166	\$1,185,000	05-Dec-20
36A Dublin Street Oakleigh East VIC 3166	\$1,250,000	11-Aug-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: 11 November 2021



1/1749 Dandenong Road Oakleigh East VIC 3166

Sold Price

^{RS}

\$1,040,000

Sold Date

23-Oct-21



4



3



2

Distance

0.14km



2/23 Sage Street Oakleigh East VIC 3166

Sold Price

\$1,185,000

Sold Date

05-Dec-20



3



-



-

Distance

0.14km



36A Dublin Street Oakleigh East VIC 3166

Sold Price

^{RS}

\$1,250,000

Sold Date

11-Aug-21



4



3



2

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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