

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

2/5 Elysium Crescent 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$995,000

Property type

Other

Suburb

Oakleigh East

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/1753 Dandenong Road Oakleigh East VIC 3166	\$900,000	19-Oct-20
3/1 Howden Street Oakleigh East VIC 3166	\$884,000	07-Nov-20
1/23 Fenton Street Huntingdale VIC 3166	\$880,000	25-May-20

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 November 2020

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2/1753 Dandenong Road Oakleigh East VIC 3166

Sold Price

^{RS} **\$900,000**

Sold Date

19-Oct-20
 4
  2
  1

Distance

0.29km

3/1 Howden Street Oakleigh East VIC 3166

Sold Price

^{RS} **\$884,000**

Sold Date

07-Nov-20
 4
  2
  2

Distance

0.81km

1/23 Fenton Street Huntingdale VIC 3166

Sold Price

\$880,000

Sold Date

25-May-20
 4
  2
  2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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