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	1/2 Elata Street Oakleigh South VIC 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$850,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$686,000	Property type	Unit	Suburb	Oakleigh South
Period-from	01 Feb 2019	to	31 Jan 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
2/6A Stradbroke Street Oakleigh South VIC 3167	$850,000	25-Oct-19
2/1584 Dandenong Road Huntingdale VIC 3166	$855,000	08-Feb-20
2/18 Oakleigh Street Oakleigh East VIC 3166	$851,000	26-Oct-19

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: 15 February 2020

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2/6A Stradbroke Street Oakleigh South VIC 3167

3 2 1

Sold Price **$850,000** Sold Date **25-Oct-19**

Distance **0.87km**



2/1584 Dandenong Road Huntingdale VIC 3166

2 1 2

Sold Price RS **$855,000** Sold Date **08-Feb-20**

Distance **1.4km**



2/18 Oakleigh Street Oakleigh East VIC 3166

4 2 2

Sold Price **$851,000** Sold Date **26-Oct-19**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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