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	1/23 Coane 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	$850,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$765,000	Property type	Unit	Suburb	Oakleigh East
Period-from	01 Dec 2019	to	30 Nov 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
3/1 Howden Street Oakleigh East VIC 3166	$884,000	07-Nov-20
1/8 Parer Street Oakleigh VIC 3166	$830,000	31-Oct-20
3/12-14 Nonna Street Oakleigh East VIC 3166	$825,000	08-Aug-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: 05 December 2020

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3/1 Howden Street Oakleigh East VIC 3166

4 2 2

Sold Price RS **$884,000** Sold Date **07-Nov-20**

Distance **1.96km**



1/8 Parer Street Oakleigh VIC 3166

3 2 2

Sold Price RS **$830,000** Sold Date **31-Oct-20**

Distance **1.58km**



3/12-14 Nonna Street Oakleigh East VIC 3166

3 2 2

Sold Price **$825,000** Sold Date **08-Aug-20**

Distance **1.19km**

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

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