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	1/13 State 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	$780,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$765,000	Property type	Unit	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
1/27 Macrina Street Oakleigh East VIC 3166	$846,000	24-Jul-20
3/12-14 Nonna Street Oakleigh East VIC 3166	$825,000	08-Aug-20
5/18 Cabena Crescent Chadstone VIC 3148	$762,000	10-Jun-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: 27 November 2020

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1/27 Macrina Street Oakleigh East VIC 3166

4 3 2

Sold Price RS **$846,000** Sold Date **24-Jul-20**

Distance **0.57km**



3/12-14 Nonna Street Oakleigh East VIC 3166

3 2 2

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

Distance **0.75km**



5/18 Cabena Crescent Chadstone VIC 3148

3 1 1

Sold Price **$762,000** Sold Date **10-Jun-20**

Distance **1.49km**

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

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