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	3/26 Macrina 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	$999,950	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$999,500	Property type	Other	Suburb	Oakleigh East
Period-from	01 Mar 2020	to	28 Feb 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
1/46 Carmichael Road Oakleigh East VIC 3166	$968,888	07-Jan-21
1/12 Gordon Avenue Oakleigh East VIC 3166	$1,045,000	14-Nov-20
4/7 Elizabeth Street Oakleigh East VIC 3166	$935,000	12-Dec-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: 19 March 2021

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1/46 Carmichael Road Oakleigh East VIC 3166

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Sold Price RS $968,888 Sold Date 07-Jan-21

Distance 0.22km



1/12 Gordon Avenue Oakleigh East VIC 3166

3 2 2

Sold Price $1,045,000 Sold Date 14-Nov-20

Distance 0.38km



4/7 Elizabeth Street Oakleigh East VIC 3166

4 2 2

Sold Price $935,000 Sold Date 12-Dec-20

Distance 0.7km

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

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