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	5/15 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$762,500	Property type	Unit	Suburb	Oakleigh East
Period-from	01 Feb 2020	to	31 Jan 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
3/16 Oakleigh Street Oakleigh East VIC 3166	$540,000	20-Oct-20
2/5 Howden Street Oakleigh East VIC 3166	$570,000	28-Oct-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: 03 February 2021

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3/16 Oakleigh Street Oakleigh East VIC 3166

2 1 1

Sold Price **$540,000** Sold Date **20-Oct-20**

Distance **0.03km**



2/5 Howden Street Oakleigh East VIC 3166

2 1 1

Sold Price **$570,000** Sold Date **28-Oct-20**

Distance **0.58km**

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

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