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	2/1 Oakleigh 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	$1,060,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,000,000	Property type	Other	Suburb	Oakleigh East
Period-from	01 Apr 2020	to	31 Mar 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
3/26 Macrina Street Oakleigh East VIC 3166	$981,500	09-Apr-21

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.

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Max Martinucci
P 9088 8608
M 0402133505
E max.m@obrienrealestate.com.au



3/26 Macrina Street Oakleigh East VIC 3166

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Sold Price RS **$981,500** Sold Date **09-Apr-21**

Distance **0.75km**

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

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