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 Gordon Avenue 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	$880,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$838,500	Property type	Unit	Suburb	Oakleigh East
Period-from	01 Jul 2020	to	30 Jun 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
2/33 Gordon Avenue Oakleigh East VIC 3166	$936,000	17-Apr-21
41A Berkeley Street Huntingdale VIC 3166	$993,000	10-Apr-21
2/15 Lanham Street Oakleigh East VIC 3166	$875,000	20-Feb-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.~~

This Statement of Information was prepared on: 31 July 2021

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2/33 Gordon Avenue Oakleigh East VIC 3166

3 1 1

Sold Price **$936,000** Sold Date **17-Apr-21**

Distance **0.11km**



41A Berkeley Street Huntingdale VIC 3166

3 2 1

Sold Price **$993,000** Sold Date **10-Apr-21**

Distance **0.5km**



2/15 Lanham Street Oakleigh East VIC 3166

3 3 2

Sold Price **$875,000** Sold Date **20-Feb-21**

Distance **0.69km**

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

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