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	2/76 Ferntree Gully Road 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	$895,000	&	$955,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$838,500	Property type	Unit	Suburb	Oakleigh East
Period-from	01 Sep 2020	to	31 Aug 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	01-Apr-21
3/26 Gordon Avenue Oakleigh East VIC 3166	$910,000	-
20B Lawson Street Oakleigh East VIC 3166	$888,888	11-May-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: 25 September 2021

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3/26 Macrina Street Oakleigh East VIC 3166

4 3 -

Sold Price **$981,500** Sold Date **01-Apr-21**

Distance **0.69km**



3/26 Gordon Avenue Oakleigh East VIC 3166

3 2 2

Sold Price **$910,000** Sold Date **-**

Distance **1.04km**



20B Lawson Street Oakleigh East VIC 3166

4 3 2

Sold Price **$888,888** Sold Date **11-May-21**

Distance **1.1km**

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

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