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	15 Highland 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	$1,220,000	&	$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,082,500	Property type	House	Suburb	Oakleigh East
Period-from	01 Nov 2020	to	31 Oct 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
6 Carmichael Road Oakleigh East VIC 3166	$1,420,000	30-Oct-21
9 Viewbank Road Mount Waverley VIC 3149	$1,276,500	04-Jun-21
1789 Dandenong Road Oakleigh East VIC 3166	$1,195,000	28-Aug-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: 10 November 2021

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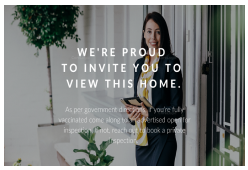

6 Carmichael Road Oakleigh East VIC 3166

4 1 4

Sold Price RS $1,420,000 Sold Date 30-Oct-21

Distance 0.41km



9 Viewbank Road Mount Waverley VIC 3149

3 1 2

Sold Price $1,276,500 Sold Date 04-Jun-21

Distance 0.52km



1789 Dandenong Road Oakleigh East VIC 3166

2 1 3

Sold Price RS $1,195,000 Sold Date 28-Aug-21

Distance 0.6km

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

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