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	1/64 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,195,000	Property type	House	Suburb	Oakleigh East
Period-from	01 Jul 2021	to	30 Jun 2022	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
1/16 FRANKLYN STREET OAKLEIGH EAST VIC 3166	$803,000	16-May-22
2/65 CLAYTON ROAD OAKLEIGH EAST VIC 3166	$880,000	31-Mar-22
1/11 MACRINA STREET OAKLEIGH EAST VIC 3166	$892,000	19-Mar-22

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: 07 July 2022

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1/16 FRANKLYN STREET OAKLEIGH EAST VIC 3166

2 1 1

Sold Price **$803,000** Sold Date **16-May-22**

Distance **0.35km**



2/65 CLAYTON ROAD OAKLEIGH EAST VIC 3166

3 2 1

Sold Price **$880,000** Sold Date **31-Mar-22**

Distance **0.58km**



1/11 MACRINA STREET OAKLEIGH EAST VIC 3166

2 1 2

Sold Price **$892,000** Sold Date **19-Mar-22**

Distance **0.9km**

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

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