

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

4/7 Elizabeth 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

or range
between

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Nov 2019

to

31 Oct 2020

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

3/1 Howden Street Oakleigh East VIC 3166	\$884,000	07-Nov-20
1/27 Macrina Street Oakleigh East VIC 3166	\$846,000	24-Jul-20
3/12-14 Nonna Street Oakleigh East VIC 3166	\$825,000	08-Aug-20

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 2020


**3/1 Howden Street Oakleigh East
VIC 3166**

 4
  2
  2

Sold Price

^{RS} **\$884,000** Sold Date **07-Nov-20**

Distance **0.46km**

**1/27 Macrina Street Oakleigh East
VIC 3166**

 4
  3
  2

Sold Price

^{RS} **\$846,000** Sold Date **24-Jul-20**

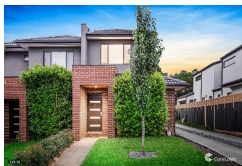
Distance **0.64km**

**3/12-14 Nonna Street Oakleigh East
VIC 3166**

 3
  2
  2

Sold Price

^{RS} **\$825,000** Sold Date **08-Aug-20**

Distance **0.85km**

**3/40 Nonna Street Oakleigh East
VIC 3166**

 3
  2
  2

Sold Price

\$868,000 Sold Date **14-May-20**

Distance **0.88km**
RS = Recent sale

UN = Undisclosed Sale

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