

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

19 PATRICK 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Mar 2021

to

28 Feb 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

15 MADELEINE ROAD CLAYTON VIC 3168	\$977,000	19-Feb-22
2/9 ALBANY ROAD OAKLEIGH EAST VIC 3166	\$875,000	30-Sep-21
1632 DANDENONG ROAD HUNTINGDALE VIC 3166	\$936,000	28-Jan-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: 19 March 2022


**15 MADELEINE ROAD CLAYTON
VIC 3168**
 3  1  2

Sold Price	RS \$977,000	Sold Date	19-Feb-22
		Distance	1.48km


**2/9 ALBANY ROAD OAKLEIGH
EAST VIC 3166**
 3  1  2

Sold Price	RS \$875,000	Sold Date	30-Sep-21
		Distance	0.5km


**1632 DANDENONG ROAD
HUNTINGDALE VIC 3166**
 4  2  4

Sold Price	RS \$936,000	UN	Sold Date	28-Jan-22
			Distance	0.86km

RS = Recent sale

UN = Undisclosed Sale

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