Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 2/1781 Dandenong Rd

Suburb: Oakleigh East State: VIC Postcode: 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: $ 899,000 and $ 988,000

Median sale price

Median price: $ 952,000

Property type: Unit

Suburb: Oakleigh East

Period - From: 30 / 05 / 2023 to: 31 / 05 / 2024 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 six 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	2/70 Macrina Street, Oakleigh East	$ 952,000	24 / 02 / 2024
2	30B Macrina Street, Oakleigh East	$ 930,000	25 / 11 / 2023
3	3/5 Clovis Street, Oakleigh East	$ 955,000	21 / 03 / 2024

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 six months.~~

This Statement of Information was prepared on: 24 June 2024