

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

202/23 Oxford Street Oakleigh 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

\$565,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Oakleigh

Period-from

01 Mar 2019

to

29 Feb 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

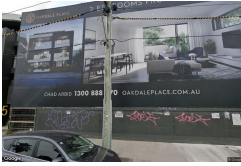
Date of sale

G02/93 Warrigal Road Hughesdale VIC 3166	\$592,000	19-Nov-19
205/175 Kangaroo Road Hughesdale VIC 3166	\$599,750	24-Dec-19
112/28 Swindon Road Hughesdale VIC 3166	\$595,000	06-Nov-19

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: 24 March 2020



G02/93 Warrigal Road Hughesdale VIC 3166 Sold Price **\$592,000** Sold Date **19-Nov-19**

 2  -  -

Distance **0.54km**



205/175 Kangaroo Road Hughesdale VIC 3166 Sold Price **\$599,750** Sold Date **24-Dec-19**

 2  2  2

Distance **0.58km**



112/28 Swindon Road Hughesdale VIC 3166 Sold Price **\$595,000** Sold Date **06-Nov-19**

 2  2  -

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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