

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

23 Lerina 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

\$945,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Nov 2018

to

31 Oct 2019

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

9C State Street Oakleigh East VIC 3166	\$976,000	18-Aug-18
2/14 Gadd Street Oakleigh VIC 3166	\$1,030,000	15-Mar-18
2/44 Darling Street Hughesdale VIC 3166	\$1,390,000	29-May-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: 11 November 2019


9C State Street Oakleigh East VIC 3166

Sold Price

\$976,000

Sold Date

18-Aug-18
 3
  2
  2

Distance

1.5km

2/14 Gadd Street Oakleigh VIC 3166

Sold Price

\$1,030,000

Sold Date

15-Mar-18
 3
  2
  2

Distance

1.57km

2/44 Darling Street Hughesdale VIC 3166

Sold Price

\$1,390,000

Sold Date

29-May-19
 3
  2
  2

Distance

3.18km

2/55 Poath Road Murrumbeena VIC 3163

Sold Price

\$1,250,000

Sold Date

25-Aug-19
 3
  2
  1

Distance

3.98km

RS = Recent sale

UN = Undisclosed Sale

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