

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

305/2 DALGETY 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jun 2023

to

31 May 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 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

104/2 DALGETY STREET OAKLEIGH VIC 3166	\$615,000	04-Mar-24
309/2 DALGETY STREET OAKLEIGH VIC 3166	\$560,000	30-Apr-24
206/6 DALGETY STREET OAKLEIGH VIC 3166	\$655,000	08-Jun-24

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: 30 June 2024

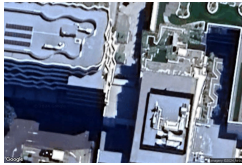
JoJo ZHANG

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**104/2 DALGETY STREET
OAKLEIGH VIC 3166**

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Sold Price **\$615,000** Sold Date **04-Mar-24**Distance **0km****309/2 DALGETY STREET
OAKLEIGH VIC 3166**

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Sold Price **\$560,000** Sold Date **30-Apr-24**Distance **0km****206/6 DALGETY STREET
OAKLEIGH VIC 3166**

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Sold Price ^{RS} **\$655,000** Sold Date **08-Jun-24**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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