

## 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

G03/16-18 DALGETY STREET OAKLEIGH VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$675,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Nov 2022

to

31 Oct 2023

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

|   |           |           |
|---|-----------|-----------|
| 104/16 DALGETY STREET OAKLEIGH VIC 3166 | \$625,000 | 23-Nov-22 |
| 4/2 DALGETY STREET OAKLEIGH VIC 3166    | \$800,000 | 07-Jul-22 |
| 6/2 DALGETY STREET OAKLEIGH VIC 3166    | \$825,000 | 28-Sep-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: 06 November 2023

**104/16 DALGETY STREET  
OAKLEIGH VIC 3166**

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Sold Price **\$625,000** Sold Date **23-Nov-22**Distance **0.03km****4/2 DALGETY STREET OAKLEIGH  
VIC 3166**

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Sold Price **\$800,000** Sold Date **07-Jul-22**Distance **0.12km****6/2 DALGETY STREET OAKLEIGH  
VIC 3166**

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Sold Price **\$825,000** Sold Date **28-Sep-22**Distance **0.12km****RS** = Recent sale      **UN** = Undisclosed Sale

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