

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

2/12 Lanham 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

\$870,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/10 Lerina Street Oakleigh East VIC 3166	\$950,050	05-Nov-20
3/6 Auguste Avenue Clayton VIC 3168	\$871,000	22-Dec-20
3/1 Howden Street Oakleigh East VIC 3166	\$884,000	07-Nov-20

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: 10 February 2021



**2/10 Lerina Street Oakleigh East
 VIC 3166**

 4  2  2

Sold Price **\$950,050** Sold Date **05-Nov-20**

Distance **0.18km**



**3/6 Auguste Avenue Clayton VIC
 3168**

 4  2  2

Sold Price **\$871,000** Sold Date **22-Dec-20**

Distance **1.3km**



**3/1 Howden Street Oakleigh East
 VIC 3166**

 4  2  2

Sold Price **\$884,000** Sold Date **07-Nov-20**

Distance **1.81km**

RS = Recent sale UN = Undisclosed Sale

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