

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

3/12 MACRINA 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,250

Property type

Unit

Suburb

Oakleigh East

Period-from

01 Mar 2024

to

28 Feb 2025

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

4/12 MACRINA STREET OAKLEIGH EAST VIC 3166	\$847,000	05-Jul-24
5/12 MACRINA STREET OAKLEIGH EAST VIC 3166	\$812,000	26-Mar-24
1/9 GORDON AVENUE OAKLEIGH EAST VIC 3166	\$822,000	06-Apr-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: 31 March 2025


**4/12 MACRINA STREET OAKLEIGH
EAST VIC 3166**

3 1 2

Sold Price

\$847,000

Sold Date

05-Jul-24

Distance

0km

**5/12 MACRINA STREET OAKLEIGH
EAST VIC 3166**

3 1 2

Sold Price

\$812,000

Sold Date

26-Mar-24

Distance

0km

**1/9 GORDON AVENUE OAKLEIGH
EAST VIC 3166**

2 1 1

Sold Price

\$822,000

Sold Date

06-Apr-24

Distance

0.46km

**2/15 HILLCREST AVENUE
CHADSTONE VIC 3148**

2 1 1

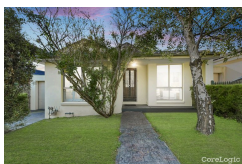
Sold Price

\$825,000

Sold Date

15-Nov-24

Distance

1.47km

**3/13 INGA STREET OAKLEIGH
EAST VIC 3166**

3 1 2

Sold Price

\$860,000

Sold Date

25-May-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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