

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

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 May 2024

to

30 Apr 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

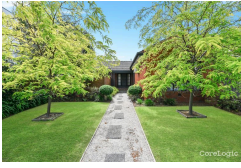
Date of sale

1/1729 DANDENONG ROAD OAKLEIGH EAST VIC 3166	\$900,000	21-Feb-25
1/61 ALICE STREET CLAYTON VIC 3168	\$822,000	10-May-25
2/11 ROBINSON STREET CLAYTON VIC 3168	\$870,000	26-Apr-25

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: 23 May 2025



**1/1729 DANDENONG ROAD
OAKLEIGH EAST VIC 3166**

3 1 2

Sold Price

^{RS} **\$900,000**

Sold Date **21-Feb-25**

Distance **0.75km**



**1/61 ALICE STREET CLAYTON VIC
3168**

3 1 2

Sold Price

^{RS} **\$822,000**

Sold Date **10-May-25**

Distance **2.11km**



**2/11 ROBINSON STREET CLAYTON
VIC 3168**

3 1 2

Sold Price

^{RS} **\$870,000**

Sold Date **26-Apr-25**

Distance **2.28km**

RS = Recent sale

UN = Undisclosed Sale

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