

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/47 Golf Links Avenue Oakleigh

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$779,000

Median sale price

Median price \$643,475 Property type Unit Suburb Oakleigh

Period - From 01/10/2020 to 30/09/2021 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 5/22 Golf Links Avenue Oakleigh	\$755,000	17/11/2021
2 2/104 Parkmore Road Bentleigh East	\$780,000	11/11/2021
3 3/47 Golf Links Avenue Oakleigh	\$826,500	26/10/2021

This Statement of Information was prepared on: 20/12/2021