

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

4 Lehem Avenue, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price \$1,100,000

Property type House

Suburb Oakleigh South

Period - From 01/04/2023

to 30/06/2023

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
21 Luntar Rd OAKLEIGH SOUTH 3167	\$1,030,000	01/08/2023
24 Norwood St OAKLEIGH SOUTH 3167	\$1,010,000	01/07/2023
19 Washington Dr OAKLEIGH SOUTH 3167	\$977,000	10/06/2023

This Statement of Information was prepared on: 15/08/2023