

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	16/41 Railway Avenue Oakleigh, 3166
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$200,000 & \$220,000
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### Median sale price

Median price	\$601,800	Property Type	APARTMENT	Suburb	OAKLEIGH
Period - From	01-Nov-2020	to	31-Oct-2021	Source	Corelogic

### Comparable property sales

	Address of comparable property	Price	Date of sale
1	10/45 Railway Avenue Oakleigh V 3166	\$282,000	05-Feb-2021
2	4/41 Railway Avenue Oakleigh V 3166	\$215,000	23-Sep-2021
3	6/41 Railway Avenue Oakleigh V 3166	\$220,000	22-Nov-2021

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