

# 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 5/1 Heath Avenue, Oakleigh, VIC 3166

### Indicative selling price

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

Single price \$510,000

or range between

&

### Median sale price

Median price \$592,500

Property type

Unit

Suburb

OAKLEIGH

Period - From 23/05/2022

to

22/05/2023

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	101/67b Poath Road Murrumbeena Vic 3163	\$490,000	2023-03-15
2	1/104 Poath Road Hughesdale Vic 3166	\$520,000	2023-04-06
3	5/167 Atherton Road Oakleigh Vic 3166	\$486,000	2023-04-05

This Statement of Information was prepared on: 23/05/2023

