

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 21 Fairland Avenue, Oakleigh East, VIC 3166

Indicative selling price

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

Single price \$1,195,000

or range between

&

Median sale price

Median price \$1,195,000

Property type House

Suburb OAKLEIGH EAST

Period - From 11/07/2021

to

11/07/2022

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 | 4 Oakern Street Mount Waverley Vic 3149 | \$1,220,000 | 2022-05-28 |
| 2 | 250 Huntingdale Road Huntingdale Vic 3166 | \$1,180,000 | 2022-04-11 |
| 3 | 77 Lemont Avenue Mount Waverley Vic 3149 | \$1,120,000 | 2022-06-04 |

This Statement of Information was prepared on: 11/07/2022

