

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

1/22 Palmerston Grove, Oakleigh, VIC 3166

Indicative selling price

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

Single price

\$1,150,000

or range between

&

Median sale price

Median price

\$1,351,000

Property type

House

Suburb

OAKLEIGH

Period - From

23/06/2021

to

20/12/2021

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	1/12 Golf Links Avenue Oakleigh Vic 3166	\$1,207,500	2021-12-11
2	48a Euston Road Hughesdale Vic 3166	\$1,338,000	2021-08-21
3	1/159 Kangaroo Road Hughesdale Vic 3166	\$1,151,000	2021-07-24

This Statement of Information was prepared on:

20/12/2021