

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

46 Sherbrooke Avenue, Oakleigh South, VIC 3167

Indicative selling price

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

Single price

or range between

\$990,000

&

\$1,040,000

Median sale price

Median price

\$ 1,150,000

Property type

House

Suburb

OAKLEIGH SOUTH

Period - From

04/06/2023

to

03/06/2024

Source

core_logic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property		Price	Date of sale
1	8 Norwood Street Oakleigh South Vic 3167	\$\$980,000	2024-02-03
2			
3			

This Statement of Information was prepared on:

04/06/2024