

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 11/45 Railway Avenue, Oakleigh, VIC 3166

Indicative selling price

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

Price Range

\$300,000

&

\$330,000

Median sale price

Median price

\$597,500

Property Type

House

Suburb

Oakleigh (3166)

Period - From

01/04/2022

to

31/03/2023

Source

pricefinder

Comparable property sales

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

Address of comparable property	Price	Date of sale
83-85 DRUMMOND STREET, OAKLEIGH VIC 3166	\$351,500	17/04/2023
83-85 DRUMMOND STREET, OAKLEIGH VIC 3166	\$365,000	25/01/2023
8/105 ATHERTON ROAD, OAKLEIGH VIC 3166	\$360,000	24/01/2023

This Statement of Information was prepared on: 17/06/2023