



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4/4 Lincoln Avenue,
OAKLEIGH 3166**

Unit



2 beds



1 baths



1 parking

Indicative selling price

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

**Range from \$670,000 -
\$730,000**

Median sale price

Median **Unit** for **OAKLEIGH** for period **Apr 2017 - Jun 2017**
Sourced from **REIV**.

\$619,500

Comparable property sales

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 the most comparable to the property for sale.

4/1 York Avenue , Price **\$690,000** Sold 05 August 2017
Oakleigh 3166

3/25 Connell Road, Price **\$739,000** Sold 05 August 2017
Oakleigh 3166

1/126 Atherton Road, Price **\$743,000** Sold 23 September 2017
Oakleigh 3166

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Contact agents

 Aidan Carter

0398152999
0457768089
aidan@bekdonrichards.com.au



**Bekdon Richards Estate
Agents**

Level 1, Suite 2, 205-207 Riversdale
Road,
Hawthorn VIC 3122