

# 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

32 Tular Avenue, Oakleigh South Vic 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,206,250

Property Type

House

Suburb

Oakleigh South

Period - From

01/10/2021

to

31/12/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~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 |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

OR

~~B\*~~ 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.

This Statement of Information was prepared on:

04/04/2022 13:50

32 Tular Avenue, Oakleigh South Vic 3167

**Jellis  
Craig**

Kon Galitos

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

December quarter 2021: \$1,206,250



 6  3  2

**Property Type:** Townhouse

**Agent Comments**

Accommodating townhouse with flexibility, featuring 2 huge entertaining zones, supreme granite kitchen, spacious main bedroom with fitted walk in robe and claw foot bath ensuite; paved courtyard surrounds, polished floorboards, ducted heating reverse cycle air conditioning and a lock up garage.

## Comparable Properties

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.

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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