

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 TAMAR GROVE OAKLEIGH VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,390,000

Property type

House

Suburb

Oakleigh

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

23 OLD EASTERN COURT OAKLEIGH SOUTH VIC 3167	1325000	30-Apr-22
29 BISHOP STREET OAKLEIGH VIC 3166	1396000	01-Oct-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 October 2022



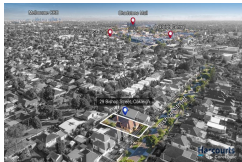
23 OLD EASTERN COURT OAKLEIGH SOUTH VIC 3167

 3  2  4

Sold Price

1325000 Sold Date **30-Apr-22**

Distance **1.89km**



29 BISHOP STREET OAKLEIGH VIC 3166

 4  2  4

Sold Price

^{RS} **1396000** Sold Date **01-Oct-22**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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