### 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	14 Heath Avenue, Oakleigh Vic 3166
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,750,000	&	\$1,900,000
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#### Median sale price

Median price	\$1,450,000	Pro	perty Type Hou	ise	Suburb	Oakleigh
Period - From	01/04/2021	to	30/06/2021	Sour	rceREIV	

## 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.

Ad	Address of comparable property		Date of sale
1	128 Atherton Rd OAKLEIGH 3166	\$1,900,000	20/08/2021
2	7 Halliday Ct HUGHESDALE 3166	\$1,850,000	14/09/2021
3	1 Sunshine St OAKLEIGH EAST 3166	\$1,705,000	03/07/2021

#### 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:	11/10/2021 12:09









Rooms: 9

Property Type: House (Res) Land Size: 1026 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,750,000 - \$1,900,000 **Median House Price** June quarter 2021: \$1,450,000

# Comparable Properties



128 Atherton Rd OAKLEIGH 3166 (REI)





**Agent Comments** 

Price: \$1,900,000 Method: Private Sale Date: 20/08/2021 Property Type: House Land Size: 554 sqm approx



7 Halliday Ct HUGHESDALE 3166 (REI)







Price: \$1,850,000 Method: Private Sale Date: 14/09/2021 Property Type: House Land Size: 687 sqm approx **Agent Comments** 



1 Sunshine St OAKLEIGH EAST 3166 (REI)





Price: \$1,705,000 Method: Auction Sale Date: 03/07/2021 Rooms: 8

Property Type: House (Res) Land Size: 935 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9807 2333





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