

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

14 Heath Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Oakleigh

Period - From 01/04/2021

to 30/06/2021

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	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



 5  2  0

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

 5  3  2

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)

Agent Comments

 4  1  2

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



1 Sunshine St OAKLEIGH EAST 3166 (REI)

Agent Comments

 5  2  4

Price: \$1,705,000
Method: Auction Sale
Date: 03/07/2021
Rooms: 8
Property Type: House (Res)
Land Size: 935 sqm approx