Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

postcode	Including suburb and	47 Heath Avenue, Oakleigh Vic 3166
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Indicative selling price

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

Range between	\$850,000	&	\$930,000
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Median sale price

Median price	\$977,846	Pro	perty Type T	ownhouse		Suburb	Oakleigh
Period - From	10/12/2023	to	09/12/2024		Source	Property	v Data

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

Add	dress of comparable property	Price	Date of sale
1	2/31 Stewart Rd OAKLEIGH EAST 3166	\$921,000	16/11/2024
2	1/168 Kangaroo Rd HUGHESDALE 3166	\$890,000	15/10/2024
3	2/1 Dorothea Mackellar Av OAKLEIGH EAST 3166	\$1,000,000	15/06/2024

OR

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

This Statement of Information was prepared on:	10/12/2024 13:08







Indicative Selling Price \$850,000 - \$930,000 **Median Townhouse Price** 10/12/2023 - 09/12/2024: \$977,846



Property Type: HOUSE/UNIT

Land Size: 260 sqm approx

Agent Comments

Comparable Properties



2/31 Stewart Rd OAKLEIGH EAST 3166 (REI)



Price: \$921,000

Method: Auction Sale Date: 16/11/2024

Property Type: Townhouse (Res)

Agent Comments



1/168 Kangaroo Rd HUGHESDALE 3166 (REI)





Agent Comments

Price: \$890,000 Method: Private Sale Date: 15/10/2024 Property Type: Unit

Land Size: 267 sqm approx

2/1 Dorothea Mackellar Av OAKLEIGH EAST 3166 (REI/VG)









Price: \$1,000,000 Method: Auction Sale Date: 15/06/2024 Property Type: Unit

Land Size: 400 sqm approx

Agent Comments



REI\



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