

# 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

47 Heath Avenue, Oakleigh Vic 3166

### Indicative selling price

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

Range between \$850,000 & \$930,000

### Median sale price

Median price \$977,846 Property Type Townhouse Suburb Oakleigh

Period - From 10/12/2023 to 09/12/2024 Source Property 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	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 comparable properties 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



**Property Type:** HOUSE/UNIT  
(Res)

**Land Size:** 260 sqm approx

Agent Comments

## Comparable Properties



**2/31 Stewart Rd OAKLEIGH EAST 3166 (REI)**

Agent Comments



**Price:** \$921,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** Townhouse (Res)



**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)**

Agent Comments



**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 15/06/2024

**Property Type:** Unit

**Land Size:** 400 sqm approx