

# 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 54 Abbeygate Street, Oakleigh, VIC 3166

### Indicative selling price

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

Single price \$1,850,000

or range between

&

### Median sale price

Median price \$1,425,500

Property type House

Suburb OAKLEIGH

Period - From 27/06/2021

to

27/06/2022

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 6 Bowen Street Hughesdale Vic 3166	\$1,850,000	2022-05-14
2 35 Tambet Street Bentleigh East Vic 3165	\$1,910,000	2022-05-14
3 78-80 Dalny Road Murrumbeena Vic 3163	\$1,810,000	2022-04-07

This Statement of Information was prepared on: 27/06/2022