

# 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 104/70 Ferntree Gully Road, Oakleigh East, 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 \$489,000

or range between

&

### Median sale price

Median price \$955,000

Property type Unit

Suburb OAKLEIGH EAST

Period - From 02/07/2023

to

01/07/2024

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 | 117/436-442 Huntingdale Road Mount Waverley Vic 3149 | \$460,000 | 2024-02-05   |
| 2 | 19/119-123 Atkinson Street Oakleigh Vic 3166         | \$482,000 | 2024-05-11   |
| 3 | 4/790-792 Warrigal Road Malvern East Vic 3145        | \$475,000 | 2024-02-11   |

This Statement of Information was prepared on: 02/07/2024

