

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

44B Heath Avenue, Oakleigh, VIC 3166

Indicative selling price

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

Single price

or range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$ 622,500

Property type

Unit

Suburb

OAKLEIGH

Period - From

05/10/2021

to

05/10/2022

Source

core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	1/16 Grant Street Oakleigh Vic 3166	\$1,007,000	2022-07-05
2	2/11 Tullius Avenue Oakleigh East Vic 3166	\$1,150,000	2022-07-30
3			

This Statement of Information was prepared on:

05/10/2022



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.