

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

1/170 Ferntree Gully Road, Oakleigh East, VIC 3166

Indicative selling price

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

Single price

\$989,000

or range between

&

Median sale price

Median price

\$ 1,227,500

Property type

House

Suburb

OAKLEIGH EAST

Period - From

01/07/2023

to

30/06/2024

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	2/70 Macrina Street Oakleigh East Vic 3166	\$952,000	2024-02-24
2	3/5 Clovis Street Oakleigh East Vic 3166	\$955,000	2024-02-24
3	2/1 Dorothea Mackellar Avenue Oakleigh East Vic 3166	\$1,000,000	2024-06-15

This Statement of Information was prepared on:

01/07/2024