

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

4 Tecoma Court, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,232,750

Property Type

House

Suburb

Oakleigh South

Period - From

01/10/2023

to

31/12/2023

Source

REIV

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	32 Terrigal Av OAKLEIGH SOUTH 3167	\$1,401,000	11/11/2023
2	2 McCormick Ct OAKLEIGH SOUTH 3167	\$1,255,000	25/11/2023
3			

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:

01/02/2024 13:33

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2023: \$1,232,750



4 2 4

Property Type: House

Agent Comments

Comparable Properties



32 Terrigal Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$1,401,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)



2 McCormick Ct OAKLEIGH SOUTH 3167
(REI/VG)

Agent Comments

5 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 530 sqm approx

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.