

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	30 Henry Street Oakleigh, 3166
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### Indicative selling price

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

Range between	\$1,050,000 & \$1,150,000
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### Median sale price

Median price	\$1,421,750	Property Type	HOUSE	Suburb	OAKLEIGH
Period - From	01-Mar-2022	to	28-Feb-2023	Source	Corelogic

### Comparable property sales

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	63 Berkeley Street, Huntingdale	\$1,085,000	04-Mar-2023
2	20 Vernon Street, Huntingdale	\$1,005,000	11-Nov-2022
3	30 Berkeley Street, Huntingdale	\$1,071,000	01-Dec-2022

This statement of information was prepared on 27-Mar-2023 at 11:42:17 AM EST