

## 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

1/15 Tullius Avenue, 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)

Range between \$790,000

&

\$860,000

#### Median sale price

Median price \$1,228,000

House X

Suburb Oakleigh East

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/6 Tullius Av OAKLEIGH EAST 3166	\$850,000	11/03/2017
1/41 Stanley Av MOUNT WAVERLEY 3149	\$840,000	17/12/2016
1/9 Tullius Av OAKLEIGH EAST 3166	\$840,000	26/11/2016