

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

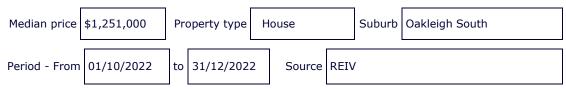
Address Including suburb and 24 Devoy Street Oakleigh South postcode

Indicative selling price

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

\$1,000,000 & Single price or range between \$1,100,000

Median sale price



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 1027 North Road, MURRUMBEENA	\$ 1,065,000	23/11/2022
2 709 Warrigal Road, BENTLEIGH EAST	\$ 1,095,000	17/12/2022

This Statement of Information was prepared on: Tuesday 28th February 2023