

# 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  
postcode 24 Devoy Street Oakleigh South

## Indicative selling price

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

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

## Median sale price

Median price \$1,251,000 Property type House Suburb Oakleigh South

Period - From 01/10/2022 to 31/12/2022 Source REIV

## 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 28<sup>th</sup> February 2023