

# 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

21 Tular Avenue, Oakleigh South, VIC 3167

### Indicative selling price

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

Single price

or range between

\$780,000

&

\$820,000

### Median sale price

Median price

\$ 694,750

Property type

Unit

Suburb

OAKLEIGH SOUTH

Period - From

03/07/2022

to

02/07/2023

Source

core\_logic

### Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

This Statement of Information was prepared on:

03/07/2023

