

# 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 Sherbrooke 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

\$925,000

&

\$975,000

### Median sale price

Median price

\$ 1,032,000

Property type

House

Suburb

OAKLEIGH SOUTH

Period - From

13/02/2021

to

12/08/2021

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4 Abercrombie Street Oakleigh South Vic 3167	\$960,000	2021-07-31
2	47 Viney Street Clarinda Vic 3169	\$926,000	2021-04-15
3	47 Riley Street Oakleigh South Vic 3167	\$930,000	2021-02-13

This Statement of Information was prepared on:

12/08/2021

