

# 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

1/14 Boyd 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)

Single price

or range between

\$850,000

&

\$890,000

### Median sale price

Median price

\$ 1,075,000

Property type

House

Suburb

OAKLEIGH EAST

Period - From

14/04/2021

to

11/10/2021

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 8b Coane Street Oakleigh East Vic 3166       | \$860,000 | 2021-10-03   |
| 2 2/11 Elizabeth Street Oakleigh East Vic 3166 | \$870,000 | 2021-05-15   |
| 3                                              |           |              |

This Statement of Information was prepared on:

11/10/2021



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.