

## 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

11 Tamar Grove Oakleigh VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,850,000

&

\$1,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Oakleigh

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

16 Henry Street Oakleigh VIC 3166	\$1,800,000	25-Mar-20

OR

**B\*** 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 6 months.

This Statement of Information was prepared on: 18 May 2020

**Inspection Available By Appointment Only**

At Woodard's we are committed to the wellbeing of our staff and the broader community.

**Before entering a property please ensure you have read and understand the following safety precautions.**

- Wash your hands thoroughly with soap and water for at least 20 seconds.
- Wear a face mask at all times.
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**16 Henry Street Oakleigh VIC 3166**

**Sold Price** **\$1,800,000** **Sold Date** **25-Mar-20**

**Distance** **0.88km**

**4** **2** **1**

RS = Recent sale UN = Undisclosed Sale

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