

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

4 Taylor Street, Oakleigh, VIC 3166

### Indicative selling price

Single Price or Range between

\$1,120,000 - \$1,180,000

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

### Median sale price

Median Price

\$1,075,000

Property Type

House

Suburb

OAKLEIGH

Period From

03/06/2019

Period To

03/12/2019

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



2 TAYLOR STREET  
OAKLEIGH

3 1 0

Price \$1,115,000  
Date of Sale 19/10/2019  
Land 549 sqm



13 HENRY STREET  
OAKLEIGH

3 1 1

Price \$1,120,000  
Date of Sale 21/09/2019  
Land 552 sqm



28 QUEENS AVENUE  
OAKLEIGH

3 1 1

Price \$1,138,000  
Date of Sale 22/06/2019  
Land 542 sqm