

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 9 Joyce Avenue, Oakleigh South VIC 3167

Indicative selling price

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

Single price \$929,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$892,500

House

X

Unit

Suburb

OAKLEIGH SOUTH

Period - From

16 Apr 2018

to

18 Apr 2019

Source

RP DATA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 11 Lehem Avenue, Oakleigh South VIC 3167	\$920,000	16-Feb-19
2. 28 Sumersett Avenue, Oakleigh South VIC 3167	\$890,000	06-Dec-18
3. 36 Clarendon Avenue, Oakleigh South VIC 3167	\$880,000	18-Apr-19