

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 9/39 Ferntree Gully Road, Oakleigh, VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$495,000

or range between

&

Median sale price

Median price \$1,351,000

Property type House

Suburb OAKLEIGH

Period - From 19/06/2021

to

16/12/2021

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 1/1654 Dandenong Road Oakleigh East Vic 3166	\$490,000	2021-10-21
2		
3		

This Statement of Information was prepared on: 16/12/2021