

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

1/17 TULLIUS AVENUE OAKLEIGH EAST VIC 3166

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Oakleigh East

Period-from

01 May 2022

to

30 Apr 2023

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

3/17 TULLIUS AVENUE OAKLEIGH EAST VIC 3166	\$875,000	17-Feb-23
3/40 NONNA STREET OAKLEIGH EAST VIC 3166	\$860,000	30-Mar-23
5 ROY STREET OAKLEIGH EAST VIC 3166	\$855,000	10-Feb-23

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: 21 May 2023



3/17 TULLIUS AVENUE OAKLEIGH EAST VIC 3166

Sold Price

\$875,000

Sold Date

17-Feb-23

3

3

1

Distance

0km



3/40 NONNA STREET OAKLEIGH EAST VIC 3166

Sold Price

^{RS} **\$860,000**

Sold Date

30-Mar-23

3

2

1

Distance

0.47km



5 ROY STREET OAKLEIGH EAST VIC 3166

Sold Price

\$855,000

Sold Date

10-Feb-23

3

2

1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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