## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address Including suburb and	34 Terrigal Avenue, Oakleigh South VIC 3167
postcode	

#### Indicative selling price

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

Range between \$1,700,000	&	\$1,750,000
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#### Median sale price

Median price	\$1,200,000	Pro	perty Type H	ouse		Suburb	Oakleigh South
Period - From	14/11/2024	to	13/05/2025	Sou	urce	core_log	gic

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

**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 six months.

Address of comparable property	Price	Date of sale
4-6 Riley Street Oakleigh South VIC 3167	\$1,750,000	05/04/2025
49 Calembeena Avenue Hughesdale VIC 3166	\$1,710,000	29/03/2025

This Statement of Information was prepared on:	14/05/2025

