

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

47 Heath Avenue, Oakleigh Vic 3166

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Oakleigh

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 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	3 Arcadia Av MALVERN EAST 3145	\$1,172,500	26/10/2024
2	67 Eastgate St OAKLEIGH 3166	\$1,220,000	20/07/2024
3	170 Atherton Rd OAKLEIGH 3166	\$1,112,500	01/06/2024

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 six months.~~

This Statement of Information was prepared on:

30/10/2024 16:05



Rooms: 5

Property Type: House

Land Size: 260 sqm approx

Agent Comments

Comparable Properties



3 Arcadia Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,172,500

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 311 sqm approx



67 Eastgate St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,220,000

Method: Auction Sale

Date: 20/07/2024

Property Type: House (Res)

Land Size: 219 sqm approx



170 Atherton Rd OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,112,500

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 466 sqm approx