

## 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 Terrigal Avenue Oakleigh South VIC 3167

### Indicative selling price

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

Single Price

or range  
between

\$1,095,000

&

\$1,135,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$990,750

Property type

House

Suburb

Oakleigh South

Period-from

01 Feb 2020

to

31 Jan 2021

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

26 Luntar Road Oakleigh South VIC 3167	\$1,158,000	13-Feb-21
12 Esper Avenue Oakleigh South VIC 3167	\$1,078,000	11-Oct-20
5 Havana Court Bentleigh East VIC 3165	\$1,081,000	28-Nov-20

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: 24 February 2021



**26 Luntar Road Oakleigh South VIC 3167**

Sold Price

<sup>RS</sup>

**\$1,158,000**

Sold Date

**13-Feb-21**



3



1



3

Distance

**0.91km**



**12 Esper Avenue Oakleigh South VIC 3167**

Sold Price

**\$1,078,000**

Sold Date

**11-Oct-20**



3



2



2

Distance

**1.05km**



**5 Havana Court Bentleigh East VIC 3165**

Sold Price

<sup>RS</sup>

**\$1,081,000**

Sold Date

**28-Nov-20**



4



1



4

Distance

**1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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