

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

| |
|---|
| 30 Tular Avenue, Oakleigh South, VIC 3167 |
|---|

Indicative selling price

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

Single price

| |
|--|
| |
|--|

 or range between

| |
|-----------|
| \$730,000 |
|-----------|

 &

| |
|-----------|
| \$770,000 |
|-----------|

Median sale price

Median price

| |
|------------|
| \$ 655,750 |
|------------|

 Property type

| |
|------|
| Unit |
|------|

 Suburb

| |
|----------------|
| OAKLEIGH SOUTH |
|----------------|

Period - From

| |
|------------|
| 11/12/2022 |
|------------|

 to

| |
|------------|
| 10/12/2023 |
|------------|

 Source

| |
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| core_logic |
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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 | 2/13 Vernal Road Oakleigh South Vic 3167 | \$785,000 | 2023-08-26 |
| 2 | 1/28 Monash Street Bentleigh East Vic 3165 | \$705,000 | 2023-12-02 |
| 3 | | | |

This Statement of Information was prepared on:

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| 11/12/2023 |
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