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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

4 Lehem 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)

Range between

\$950,000

&

\$1,045,000

## Median sale price

Median price \$1,100,000

Property type House

Suburb Oakleigh South

Period - From 01/04/2023

to 30/06/2023

Source REIV

## Comparable property sales

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
2 Leo Street Bentleigh East VIC 3165	\$1,080,000	22/07/2023
49 Old Dandenong Road Oakleigh South VIC 3167	\$1,042,000	29/07/2023
98 Sherbrooke Avenue Oakleigh South VIC 3167	\$960,000	15/07/2023

This Statement of Information was prepared on: 01/08/2023