

# 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 8 Wallace 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)

Single price  or range between \$1,250,000 & \$1,330,000

### Median sale price

Median price \$1,109,300 Property type House Suburb OAKLEIGH SOUTH  
Period - From 30/11/2022 to 29/11/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	8 Dalgan Street Oakleigh South Vic 3167	\$1,275,500	2023-10-28
2	23 Cameron Avenue Oakleigh South Vic 3167	\$1,271,000	2023-08-12
3	89 Harlington Street Clayton Vic 3168	\$1,303,000	2023-11-04

This Statement of Information was prepared on: 30/11/2023

