

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 12 Oakwood Avenue, Brighton, VIC 3186

Indicative selling price

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

Single price \$2,700,000 or range between &

Median sale price

Median price \$3,300,000 Property type House Suburb BRIGHTON
Period - From 02/09/2023 to 01/09/2024 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	4 Hillcrest Avenue Brighton Vic 3186	\$2,700,000	2024-08-08
2	7 Gardenvale Road Caulfield South Vic 3162	\$2,750,000	2024-05-11
3	6 Rooding Street Brighton Vic 3186	\$2,750,000	2024-04-11

This Statement of Information was prepared on: 02/09/2024

