

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 20 Joyce Avenue Oakleigh South

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Single price: \$1,090,000

Median sale price




Median price: \$979,100 House Suburb: Oakleigh South
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

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.






3 Miami Ct
BENTLEIGH EAST
Sold by Private Sale \$1,082,000
Date Sold 30/03/2018
Land 558 SqM

3   



28 Yaralla Rd
BENTLEIGH EAST
Take pride of place and enjoy as is; turn this classic into something contemporary or transform this block in state-of-the-
Sold by Auction \$1,082,500
Date Sold 19/05/2018
Land 585 SqM

4  2  2 



18 Cavalier St
BENTLEIGH EAST
Sold by Private Sale \$1,100,000
Date Sold 24/04/2018
Land 558 SqM

3 