

#### Property offered for sale

Address: 14 Silvan Street Oakleigh South

#### Indicative selling price

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

Range between: \$850,000 & \$900,000

#### Median sale price




Median price: \$1,085,000 House Suburb: Oakleigh South  
Period - From: 31/03/2017 to 30/06/2017 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.



#### 58 Sherbrooke Av OAKLEIGH SOUTH

3  1  4 

Sitting proudly beyond a mature palm tree frontage, this immaculate 3 bedroom, 1 bathroom long-held home combines




**Sold by Private Sale** \$880,000

**Date Sold** Aug 2017

**Land** 601 SqM



#### 8 Cedar Ct OAKLEIGH SOUTH

3  2  2 

Elegance, comfort, space and "lucky number 8" address form a compelling combination in this single level beauty - a perfect




**Sold by Auction** \$880,000

**Date Sold** Jul 2017

**Land** 504 SqM



#### 104 Sherbrooke Av OAKLEIGH SOUTH

4  1  2 

Stylish, low-maintenance gardens and minimalist contemporary class contribute an unforgettable backdrop to easy care living in

**Sold by Auction** \$880,000

**Date Sold** Apr 2017

**Land** 552 SqM