

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

1486 Dandenong Road, Oakleigh, VIC 3166

Indicative selling price

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

Single price

or range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,094,000

Property type

House

Suburb

OAKLEIGH

Period - From

10/08/2019

to

10/02/2020

Source

CoreLogic

Comparable property sales

A* 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
1 618 Huntingdale Road Mount Waverley	\$955,000	17/12/2019
2 116 Warrigal Road Oakleigh	\$955,000	31/08/2019
3 94 Waverley Road Chadstone	\$925,000	20/08/2019

or

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/02/2020