

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 19 Dalgan Street Oakleigh South 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,100,000 & \$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,045,000 *House X *Unit Suburb OAKLEIGH SOUTH

Period - From 1/04/2018 to 30/04/2018 Source RP DATA

Comparable property sales (*Delete A or B below as applicable)

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. 7 Selworthy Avenue Oakleigh South 3167	\$1,160,000	26 th May 2018
2. 86 Castlewood Street Bentleigh East 3165	\$1,160,000	21 st July 2018
3. 12 Konrad Street Bentleigh East 3165	\$1,125,000	2 nd July 2018

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.