

# Statement of Information

## 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 2/39B Luntar Road, Oakleigh South VIC 3167

### Indicative selling price

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

Single price \$ or range between \$720,000 & \$792,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$699,000 \*House \*Unit x Suburb Oakleigh South

Period - From July 2016 to June 2017 Source Core Logic

### 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 2/27 Luntar Road Oakleigh South	\$ 886,000	18 Mar 2017
2 3/1073 Centre Road Oakleigh South	\$ 782,000	09 Mar 2017
3 1/23 Delos Street Oakleigh South	\$ 895,500	16 Dec 2017



OBrien Real Estate