

## 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 3/46 Abbeygate Street Oakleigh 3166

### 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 \$500,000 & \$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$445,000 \*House \*Unit X Suburb OAKLEIGH

Period - From 1/08/2018 to 20/08/2018 Source Realestate.com.au

### 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. 6/10 Crewe Road Hughesdale 3166	\$510,000	21 <sup>st</sup> July 2018
2. 610/19-21 Hanover Street Oakleigh 3166	\$515,000	31 <sup>st</sup> May 2018
3. 10/1 Heath Avenue Oakleigh 3166	\$477,000	16 <sup>th</sup> February 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.