

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	223 Huntingdale Road, Oakleigh Vic 3166
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Indicative selling price

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

Range between	\$960,000	&	\$1,056,000
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Median sale price

Median price	\$1,353,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Oakleigh
Period - From	01/01/2018	to	31/03/2018	Source	REIV		

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	1404 North Rd CLAYTON 3168	\$1,050,000	04/12/2017
2	32 Vernon St HUNTINGDALE 3166	\$1,010,000	09/05/2018
3	1683 Dandenong Rd OAKLEIGH EAST 3166	\$985,000	13/03/2018

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.~~