

## 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

9 Young Street, Oakleigh Vic 3166

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,485,000

#### Median sale price

Median price \$1,029,000

House

X

Suburb Oakleigh

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
43 Berkeley St HUNTINGDALE 3166	\$1,420,000	25/02/2017
4 Dalgan St OAKLEIGH SOUTH 3167	\$1,410,000	13/05/2017
25 Andrew St OAKLEIGH 3166	\$1,381,000	24/06/2017