

# 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 40A Bishop 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)

Single price or range between \$880,000 & \$950,000

### Median sale price

Median price \$ 600,000 Property type Unit Suburb OAKLEIGH

Period - From 13/04/2022 to 12/04/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 1/18 Cabena Crescent Chadstone Vic 3148	\$850,000	2022-11-29
2 2/18 Majdal Street Bentleigh East Vic 3165	\$1,005,000	2023-03-25
3 2/7 Dalgan Street Oakleigh South Vic 3167	\$860,000	2023-03-10

This Statement of Information was prepared on: 13/04/2023

