

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	11/1272-1274 North Road Oakleigh South, 3167
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### Indicative selling price

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

Single price	\$519,000.00
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### Median sale price

Median price	\$817,000.00	Property Type	UNIT	Suburb	OAKLEIGH SOUTH
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Period - From	01-Apr-2021	to	31-Mar-2022	Source	Corelogic
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### Comparable property sales

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.

This statement of information was prepared on 30-May-2022 at 3:18:36 PM EST