

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

4 Ashbrook Court, Oakleigh South, VIC 3167

Indicative selling price

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

Single price \$929,000

or range between

&

Median sale price

Median price

\$ 923,250

Property type

House

Suburb

OAKLEIGH SOUTH

Period - From

18/11/2019

to

18/05/2020

Source

CoreLogic

Comparable property sales

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 5 Kaybrook Court Oakleigh South | \$918,888 | 20/02/2020 |
| 2 | | |
| 3 | | |

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.

This Statement of Information was prepared on:

18/05/2020