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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for	sale	į.			
Address Including suburb and postcode	o/ 100 / tirlortori 1 to	oad, Oakleigh V	ic 3166		
Indicative selling pri	ce				
For the meaning of this	price see consume	r.vic.gov.au/und	derquoting		
Range between \$385	,000	& \$4	423,500		
Median sale price					
Median price \$539,5	00 House	Unit	Х	Suburb	Oakleigh
Period - From 01/07/2	2017 to 30/0	09/2017	SourceR	EIV	
Comparable propert	y sales (*Delete	A or B below	as applicable	e)	
A* These are the t	hree properties sol	d within two kild	ometres of the	property for sale	in the last six

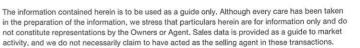
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7/105 Atherton Rd OAKLEIGH 3166	\$422,000	09/10/2017
2	2/105 Willesden Rd HUGHESDALE 3166	\$410,000	10/07/2017
3	8/264 Huntingdale Rd HUNTINGDALE 3166	\$400,000	14/10/2017

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.

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