

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3 Terrigal Avenue Oakleigh South 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,100,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,037,500

\*House X

\*Unit

Suburb OAKLEIGH SOUTH

Period - From 1/10/2017

to 15/10/2018

Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

**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. 7 Selworthy Avenue Oakleigh South 3167	\$1,160,000	24 <sup>th</sup> July 2018
2. 20 Joyce Avenue Oakleigh South 3167	\$1,050,000	17 <sup>th</sup> Aug 2018
3. 5 Esper Avenue Oakleigh South 3167	\$1,050,000	15 <sup>th</sup> May 2018

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.