

## 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 11 Acacia Avenue Oakleigh South

### 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  or range between \$1,100,000 & \$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 906,000 \*House ☒ \*Unit ☐ Suburb OAKLEIGH SOUTH

Period - From 04 Aug 2018 to 31 Jan 2019 Source RP Data

### 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. 3 Terrigal Avenue Oakleigh South	\$1,100,000	17 Nov 2018
2. 21 Acacia Avenue Oakleigh South	\$1,005,000	27 Oct 2018
3. 10 Dalgan Street Oakleigh South	\$1,050,000	22 Aug 2018