

# RT Edgar

## STATEMENT OF INFORMATION

14 November 2017

### Property offered for sale

26 Elora Road, Oakleigh South VIC 3167

### Indicative selling price

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

Range  
between

\$950,000

&

\$1,040,000

### Median sale price

Median price

\$1,020,000

House

X

Unit

Suburb

Oakleigh South

Period - From

01/10/2016

to

30/09/2017

Source

REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Toorak estate agent and Anthony Grimwade consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 58 Axford Crescent, Oakleigh South	\$1,045,000	21/10/2017
<b>2</b> 7 Clarendon Avenue, Oakleigh South	\$1,030,000	16/09/2017
<b>3</b> 19 Luntar Road, Oakleigh South	\$1,000,000	09/10/2017