

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

1/1250 North Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$740,000

&

\$814,000

Median sale price

Median price \$731,000

Unit X

Suburb Oakleigh South

Period - From 01/04/2016

to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/22 Riley St OAKLEIGH SOUTH 3167	\$818,000	30/01/2017
3/2 Fenton St HUNTINGDALE 3166	\$735,000	29/11/2016
1/1438 Dandenong Rd OAKLEIGH 3166	\$717,000	15/05/2017