

## 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	4/41-41 Riley Street, Oakleigh South Vic 3167
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## Indicative selling price

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

Range between	\$580,000	&	\$638,000
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## Median sale price

Median price	\$775,500	House		Unit	X	Suburb	Oakleigh South
Period - From	01/04/2017	to	31/03/2018	Source	REIV		

## 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	2/26 Monash St BENTLEIGH EAST 3165	\$662,000	28/04/2018
2	1/28 Monash St BENTLEIGH EAST 3165	\$615,000	12/01/2018
3	4/8 Chauvel St BENTLEIGH EAST 3165	\$615,000	12/02/2018

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.~~