

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 1/12 Clovis Street, Oakleigh East VIC 3166

Indicative selling price

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

Single price \$ or range between \$715,000 & \$765,000

Median sale price

(*Delete house or unit as applicable)

Median price \$776,000 *House *Unit X Suburb OAKLEIGH EAST

Period - From 24-Apr-18 to 24-Apr-19 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. 1/2 McGregor Street, Clayton VIC 3168 | \$695,000 | 16-Mar-19 |
| 2. 2/3 Coane Street, Oakleigh East VIC 3166 | \$720,000 | 17-Nov-18 |
| 3. 2/15 Jason Street, Oakleigh South VIC 3167 | \$744,250 | 20-Oct-18 |