

Statement of Information

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

303/1213 Centre Road Oakleigh South, 3167

Indicative selling price

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

Single price \$439,000.00

Median sale price

Median price \$655,000.00 Property Type UNIT Suburb OAKLEIGH SOUTH

Period - From 01-Oct-2018 to 30-Sep-2019 Source CoreLogic

Comparable property sales

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 | G04/1215A Centre Road, Oakleigh South | \$440,000.00 | 27-May-2019 |
| 2 | 107/1213 Centre Road, Oakleigh South | \$466,500.00 | 25-Apr-2019 |
| 3 | 110/1215 Centre Road, Oakleigh South | \$426,000.00 | 15-May-2019 |

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