

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 2/7 Rua Court, Oakleigh, VIC 3166

Indicative selling price

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

Single price \$1,200,000 or range between &

Median sale price

Median price \$600,000 Property type Unit Suburb OAKLEIGH
Period - From 22/02/2022 to 21/02/2023 Source core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	1/155-157 Waverley Road Chadstone Vic 3148	\$1,170,000	2022-10-16
2	1/42 Webster Street Malvern East Vic 3145	\$1,196,000	2022-10-08
3			

This Statement of Information was prepared on: 22/02/2023

