

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 14/2 Albert Avenue Oakleigh

Indicative selling price

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

\$560,000 - \$600,000

Median Unit Sale Price

\$452,000

Suburb or Locality

Oakleigh

Period From

Oct 2016 – Sep 2017 (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
102/63-65 Atherton Road Oakleigh	\$550,000	7 th October 2017
205/175 Kangaroo Road Hughesdale	\$558,000	28 th July 2017
1/2 Albert Avenue Oakleigh	\$585,000	7 th October 2017