

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 36 Eastgate Street, Oakleigh, VIC 3166

Indicative selling price

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

Single price \$1,150,000

or range between

&

Median sale price

Median price \$1,115,000

Property type House

Suburb OAKLEIGH

Period - From 26/09/2019

to

26/03/2020

Source CoreLogic

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 50 Abbeygate Street Oakleigh | \$1,120,000 | 08/11/2019 |
| 2 2 Taylor Street Oakleigh | \$1,115,000 | 19/10/2019 |
| 3 15 Young Street Oakleigh | \$1,101,000 | 12/10/2019 |

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.~~

This Statement of Information was prepared on: 26/03/2020