

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

4/45 Railway Avenue Oakleigh, 3166

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price \$270,000.00

## Median sale price

Median price \$540,000.00 Property Type UNIT Suburb OAKLEIGH

Period - From 01-Jan-2019 to 31-Dec-2019 Source RPDATA

## Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	20/82-86 Atherton Road, Oakleigh	\$370,000.00	18-Jul-2019
2	107/19-21 Hanover Street, Oakleigh	\$345,000.00	22-May-2019
3	11/45 Railway Avenue, Oakleigh	\$310,000.00	29-Jan-2019

This statement of information was prepared on 31-Jan-2020 at 12:05:46 PM EST