

# 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 2/2 Cunningham Place, Oakleigh South, VIC 3167

### Indicative selling price

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

Single price \$629,000

or range between

&

### Median sale price

Median price \$ 805,250

Property type Unit

Suburb OAKLEIGH SOUTH

Period - From 28/11/2021

to

27/11/2022

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	4/10-12 Manoon Road Clayton South Vic 3169	\$680,000	2022-11-04
2	3/10-12 Manoon Road Clayton South Vic 3169	\$680,000	2022-09-19
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This Statement of Information was prepared on: 28/11/2022