

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 45 Picadilly Street Oakleigh South 3167

### Indicative selling price

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

Single price \$950,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,008,500

\*House X

\*Unit

Suburb OAKLEIGH SOUTH

Period - From 1/09/2017

to 17/09/2018

Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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. 20 Claronga Street Bentleigh East 3165	\$980,000	31 <sup>st</sup> July 2018
2. 28 Bunney Road Oakleigh South 3167	\$971,500	16 <sup>th</sup> June 2018
3. 27 Golf Links Avenue Oakleigh 3166	\$925,000	14 <sup>th</sup> Sept 2018

OR

