

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 2/294 Warrigal Road Oakleigh South 3167

Indicative selling price

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

Single price \$759,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$742,375

*House

*Unit

Suburb OAKLEIGH SOUTH

Period - From 1/10/2017

to 29/10/2018

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. 1/18 Devoy Street Oakleigh South 3167 | \$765,000 | 18 th Aug 2018 |
| 2. 4/19 Watt Street Bentleigh East 3165 | \$770,000 | 16 th Sept 2018 |
| 3. 1/22 Glover Street Bentleigh East 3165 | \$753,000 | 7 th Aug 2018 |

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.