



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)

12/ 1219 Centre Road, OAKLEIGH SOUTH, 3167

Indicative selling price

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

Single Price

\$450,000

or range between

&

Median sale price

Median price

\$710,000

Property type

Unit

Suburb

OAKLEIGH SOUTH, 3167

Period from

31/01/2017

to

30/06/2017

Source

RP Data

Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

Flat 10, 1 Mackie Road, BENTLEIGH EAST, 3165 Victoria

\$427,000

02/12/2016

Unit 4, 123-125 Clayton Road, OAKLEIGH EAST, 3166 Victoria

\$465,000

12/04/2017

Unit 3, 1 Lilac Street, BENTLEIGH EAST, 3165 Victoria

\$395,000

02/12/2016