Statement of Information

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	8 Cheel Street Oakleigh East 3166

Indicative selling price

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

Single price		or range between	$1,400,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median price	$997,000	*House	X	*Unit		Suburb	OAKLEIGH EAST
Period - From	1/09/2017	to	17/09/2018			Source	Realestate.com.au

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

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.