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	11 Acacia Avenue Oakleigh South

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	$1,100,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median price	$ 906,000	*House	X	*Unit		Suburb	OAKLEIGH SOUTH
Period - From	04 Aug 2018	to	31 Jan 2019			Source	RP Data

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. 3 Terrigal Avenue Oakleigh South	$1,100,000	17 Nov 2018
2. 21 Acacia Avenue Oakleigh South	$1,005,000	27 Oct 2018
3. 10 Dalgan Street Oakleigh South	$1,050,000	22 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.