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	1/34 Macrina Street, Oakleigh East VIC 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	$799,000	or range between		&

Median sale price

(*Delete house or unit as applicable)

Median price	$670,000	*Townhouse		Unit	X	Suburb	OAKLEIGH EAST
Period - From	16 Jan 2018	to	16 Jan 2019	Source	RP Data		

Comparable property sales

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. 2/3 Coane Street, Oakleigh East VIC, 3166	$ 720,000	17-Nov-19
2. 1/26 Alice Street Clayton VIC, 3168	$ 750,000	23-Feb-19
3. 2/17 Leonie Avenue, Mount Waverly VIC, 3149	$ 727,000	16-Mar-19