Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	53 Dowling Road Oakleigh South VIC 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~~		or range between	$1,050,000	&	$1,110,000

Median sale price

Median price	$895,000	Property type	House	Suburb	Oakleigh South

Period - From	01 Oct 2018	to	30 Sep 2019	Source	Corelogic

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
9 Yarra Court Oakleigh South VIC 3167	$1,100,000	31-Aug-19
5 Yarra Court Oakleigh South VIC 3167	$1,075,000	31-May-19
25 Knight Street Clayton South VIC 3169	$1,030,000	18-Sep-19

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.~~

This Statement of Information was prepared on: 5 October 2019