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	1/12 Coane Street, Oakleigh East

Indicative selling price

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

Single price	$930,000	~~or range between~~		&	

Median sale price

Median price	$770,000	Property type	Unit	Suburb	Oakleigh East
Period - From	01 March 2020	to	28 Feb 2021	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
1/24 Coane Street, Oakleigh East VIC 3166	$880,000	26-Nov-2020
2/10 Lerina Street, Oakleigh East VIC 3166	$950,050	5-Nov-2020
1/46 Carmichael Road, Oakleigh East VIC 3166	$968,800	07-Jan-2021

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: 12 March 2021