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	1/17 Sumersett Avenue OAKLEIGH SOUTH 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	$890,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median price	$1,035,000	*House	*	*Unit		Suburb	OAKLEIGH SOUTH
Period - From	01/04/2017	to	30/04/2018			Source	REALESTATE.COM.AU

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. 1/103 Burlington Street OAKLEIGH	$960,000	29/03/2018
2. 116 Marlborough Street BENTLEIGH EAST	$886,000	11/11/2017
3. 1/29 Poet Street BENTLEIGH EAST	$956,000	16/12/2017

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.