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	7 Selworthy 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 $1,090,000 & $1,140,000

Median sale price

(*Delete house or unit as applicable)

Median price $1,035,000 *House * *Unit Suburb Oakleigh South

Period - From 1/04/2018 to 09/04/2018 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. 67 Golf Road Oakleigh South	$1,140,000	17/02/2018
2. 6 Druitt Street Oakleigh South	$1,040,000	05/12/2017
3. 16 Ward Avenue Oakleigh South	$1,030,000	09/12/2017

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.