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	2/20 Lerina 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~~		or range between	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$790,000	Property type	Unit	Suburb	Oakleigh East
Period-from	01 Jan 2019	to	31 Dec 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 6 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
3/8 Keith Street Oakleigh East VIC 3166	$785,000	03-Aug-19
1386B North Road Oakleigh South VIC 3167	$770,000	20-Sep-19
2/1426 North Road Clayton VIC 3168	$681,000	29-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 6 months.~~

This Statement of Information was prepared on: 31 January 2020

CONSUMER AFFAIRS VICTORIA