

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 | 23A Luntar Road Oakleigh South, 3167 |
|---|--------------------------------------|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

| | |
|---------------|---------------------------|
| Range between | \$1,150,000 & \$1,250,000 |
|---------------|---------------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|----------------|
| Median price | \$1,130,000 | Property Type | HOUSE | Suburb | OAKLEIGH SOUTH |
| Period - From | 01-Jan-2023 | to | 31-Dec-2023 | Source | Corelogic |

Comparable property sales

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 25-Jan-2024 at 9:24:10 AM EST