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	7/2 Cunningham Place Oakleigh South VIC 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	$710,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$752,500	Property type	Unit	Suburb	Oakleigh South
Period-from	01 Jun 2019	to	31 May 2020	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
3/52 Clarinda Road Clarinda VIC 3169	$686,000	20-Dec-19
27A Eulinga Road Clarinda VIC 3169	$750,000	29-May-20
1/34 Clarinda Road Clarinda VIC 3169	$690,000	08-Apr-20

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: 22 June 2020

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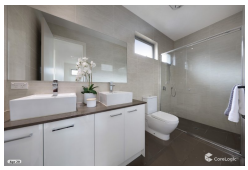


3/52 Clarinda Road Clarinda VIC 3169

3 1 1

Sold Price **$686,000** Sold Date **20-Dec-19**

Distance **1.28km**



27A Eulinga Road Clarinda VIC 3169

3 2 2

Sold Price RS **$750,000** Sold Date **29-May-20**

Distance **1.36km**



1/34 Clarinda Road Clarinda VIC 3169

3 1 1

Sold Price **$690,000** Sold Date **08-Apr-20**

Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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