

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

1/216 Warrigal Road 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

\$825,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,000

Property type

House

Suburb

Oakleigh South

Period-from

01 Mar 2019

to

29 Feb 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

1/2 Elata Street Oakleigh South VIC 3167	\$851,000	29-Feb-20
1/6 Taunton Avenue Oakleigh South VIC 3167	\$775,000	14-Dec-19
2/20 Brine Street Hughesdale VIC 3166	\$823,000	31-Aug-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: 25 March 2020



1/2 Elata Street Oakleigh South VIC 3167 Sold Price

^{RS} **\$851,000** Sold Date **29-Feb-20**

 3  2  2

Distance **0.9km**



1/6 Taunton Avenue Oakleigh South VIC 3167 Sold Price

\$775,000 Sold Date **14-Dec-19**

 2  1  1

Distance **0.48km**



2/20 Brine Street Hughesdale VIC 3166 Sold Price

\$823,000 Sold Date **31-Aug-19**

 2  2  1

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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