

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

1/622 Warrigal Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$829,000 Property Type Unit Suburb Oakleigh South

Period - From 17/12/2023 to 16/12/2024 Source Property Data

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	5/67-69 Barrington St BENTLEIGH EAST 3165	\$771,000	19/10/2024
2	3/2 Boynton St BENTLEIGH EAST 3165	\$750,000	21/09/2024
3	1/7 Kennedy St BENTLEIGH EAST 3165	\$821,000	11/09/2024

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.~~

This Statement of Information was prepared on: 17/12/2024 11:17



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
17/12/2023 - 16/12/2024: \$829,000

Comparable Properties



5/67-69 Barrington St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$771,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Unit



3/2 Boynton St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

1/7 Kennedy St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$821,000
Method: Sale
Date: 11/09/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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