

## 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

110 WARRIGAL ROAD OAKLEIGH VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
143 WARRIGAL ROAD HUGHESDALE VIC 3166	\$965,000	15-Oct-24
78 HAUGHTON ROAD OAKLEIGH VIC 3166	\$940,000	19-Jun-24
749 WARRIGAL ROAD BENTLEIGH EAST VIC 3165	\$920,000	21-Jun-24

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 October 2024

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112 WARRIGAL ROAD OAKLEIGH VIC 3166

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Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,336,500

Property type

House

Suburb

Oakleigh

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

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Address of comparable property

Price

Date of sale

143 WARRIGAL ROAD HUGHESDALE VIC 3166	\$965,000	15-Oct-24
1103 NORTH ROAD HUGHESDALE VIC 3166	\$1,030,000	23-Oct-24
8 AUSTIN STREET HUGHESDALE VIC 3166	\$1,132,000	26-Sep-24

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.~~

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