

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

1/272 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

or range
between

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Other

Suburb

Oakleigh South

Period-from

01 Feb 2019

to

31 Jan 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

2/6A Stradbroke Street Oakleigh South VIC 3167	\$850,000	25-Oct-19
3/34 Valley Street Oakleigh South VIC 3167	\$820,200	22-Feb-20
1386A North Road Oakleigh South VIC 3167	\$825,000	09-Nov-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: 28 February 2020



2/6A Stradbroke Street Oakleigh South VIC 3167

 3  2  1

Sold Price

\$850,000

Sold Date

25-Oct-19

Distance

1.77km



3/34 Valley Street Oakleigh South VIC 3167

 3  2  4

Sold Price

\$820,200

Sold Date

22-Feb-20

Distance

2.13km



1386A North Road Oakleigh South VIC 3167

 3  2  1

Sold Price

\$825,000

Sold Date

09-Nov-19

Distance

2.52km

RS = Recent sale

UN = Undisclosed Sale

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