

# 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

105/214 Warrigal Road, Oakleigh South, VIC 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$480,000

&

\$500,000

### Median sale price

Median price

\$ 1,200,000

Property type

House

Suburb

OAKLEIGH SOUTH

Period - From

09/09/2021

to

08/03/2022

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	12/13 Logie Street Oakleigh Vic 3166	\$462,000	2022-02-11
2	8/4 Albert Avenue Oakleigh Vic 3166	\$500,000	2022-01-10
3	G05/214 Warrigal Road Oakleigh South Vic 3167	\$509,500	2021-12-02

This Statement of Information was prepared on:

08/03/2022

