## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	1/640 Warrigal Road, Oakleigh South Vic 3167
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$695,000 & \$760,000	ange between	between \$695,000	&	\$760,000
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#### Median sale price

Median price	\$970,500	Pro	perty Type Un	it		Suburb	Oakleigh South
Period - From	01/07/2023	to	30/09/2023	So	ource	REIV	

## 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

Add	dress of comparable property	Price	Date of sale
1	2/13 Vernal Rd OAKLEIGH SOUTH 3167	\$785,000	26/08/2023
2	72 Axford Cr OAKLEIGH SOUTH 3167	\$775,000	16/12/2023
3	8/23 Bunney Rd OAKLEIGH SOUTH 3167	\$748,000	17/10/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/01/2024 10:25







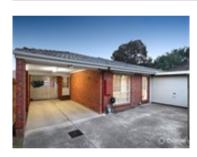


Rooms: 5

Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$695,000 - \$760,000 **Median Unit Price** September quarter 2023: \$970,500

## Comparable Properties



2/13 Vernal Rd OAKLEIGH SOUTH 3167

(REI/VG) **-**2



Price: \$785,000 Method: Auction Sale Date: 26/08/2023 Property Type: Unit

Land Size: 290 sqm approx

**Agent Comments** 



Price: \$775,000 Method: Auction Sale

Date: 16/12/2023 Property Type: Unit Agent Comments





Price: \$748,000 Method: Sale Date: 17/10/2023

Property Type: Factory Land Size: 216 sqm approx

**Account** - Barry Plant | P: 03 9586 0500



