

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

1/640 Warrigal Road, Oakleigh South Vic 3167

Indicative selling price

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

Range between

\$695,000

&

\$760,000

Median sale price

Median price

\$970,500

Property Type

Unit

Suburb

Oakleigh South

Period - From

01/07/2023

to

30/09/2023

Source

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	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 comparable properties 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



 3  1  1

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)

Agent Comments

 2  1  2

Price: \$785,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit
Land Size: 290 sqm approx



72 Axford Cr OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 2  2  1

Price: \$775,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Unit

8/23 Bunney Rd OAKLEIGH SOUTH 3167 (VG)

Agent Comments

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Price: \$748,000
Method: Sale
Date: 17/10/2023
Property Type: Factory
Land Size: 216 sqm approx

Account - Barry Plant | P: 03 9586 0500