

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

3/216 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/13 NOVA STREET OAKLEIGH SOUTH VIC 3167	\$652,000	24-Oct-24
3A MEAD COURT OAKLEIGH VIC 3166	\$730,000	23-Feb-10
2/292 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167	\$770,000	26-Oct-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: 29 October 2024

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3/13 NOVA STREET OAKLEIGH SOUTH VIC 3167

 2  1  1

Sold Price

^{RS}

\$652,000

Sold Date

24-Oct-24

Distance

2.02km



3A MEAD COURT OAKLEIGH VIC 3166

 2  1  2

Sold Price

\$730,000

Sold Date

23-Feb-10

Distance

0.71km



2/292 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167

 2  1  1

Sold Price

^{RS}

\$770,000

Sold Date

26-Oct-24

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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