

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

G02/214 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

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

304/93 Warrigal Road Hughesdale VIC 3166	\$508,000	19-Nov-19
22/119-123 Atkinson Street Oakleigh VIC 3166	\$540,000	08-Aug-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: 05 February 2020



304/93 Warrigal Road Hughesdale VIC 3166 Sold Price **\$508,000** Sold Date **19-Nov-19**

 2  2  2

Distance **1.12km**



22/119-123 Atkinson Street Oakleigh VIC 3166 Sold Price **\$540,000** Sold Date **08-Aug-19**

 2  1  1

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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