

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

1/218 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2020

to

31 Jan 2021

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

5/24 Grant Street Oakleigh VIC 3166	\$684,500	23-Oct-20
3/24 Golf Links Avenue Oakleigh VIC 3166	\$685,500	31-Oct-20
15 Alleford Street Oakleigh South VIC 3167	\$720,000	06-Nov-20

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: 02 February 2021



5/24 Grant Street Oakleigh VIC 3166

2 1 1

Sold Price **\$684,500** Sold Date **23-Oct-20**

Distance **1.79km**



3/24 Golf Links Avenue Oakleigh VIC 3166

2 1 2

Sold Price **\$685,500** Sold Date **31-Oct-20**

Distance **0.76km**



15 Alleford Street Oakleigh South VIC 3167

2 1 1

Sold Price **\$720,000** Sold Date **06-Nov-20**

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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