## 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

1/644 Warrigal Road, Oakleigh South Vic 3167

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$530,000		&		\$580,000				
Median sale price									
Median price	\$870,000	Pro	operty Type	Unit			Suburb	Oakleigh South	
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/927A Centre Rd BENTLEIGH EAST 3165	\$619,000	19/12/2024
2	3/16 Argyle St BENTLEIGH EAST 3165	\$610,000	29/11/2024
3			

OR

**B**<sup>\*</sup> 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:

23/04/2025 15:35



1/644 Warrigal Road, Oakleigh South Vic 3167







Property Type: Unit

Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

> Indicative Selling Price \$530,000 - \$580,000 Median Unit Price March quarter 2025: \$870,000

# **Comparable Properties**

6/927A Centre Rd BENTLEIGH EAST 3165 (REI/VG) 2 1 2 2 Price: \$619,000 Method: Private Sale Date: 19/12/2024 Property Type: Unit	Agent Comments
3/16 Argyle St BENTLEIGH EAST 3165 (REI/VG) 2 1 2 1 1 Price: \$610,000 Method: Auction Sale Date: 29/11/2024 Property Type: Unit	Agent Comments

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.

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

propertydata



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