

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

202/214 Warrigal Road, Oakleigh South Vic 3167

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$643,250

Property Type

Unit

Suburb

Oakleigh South

Period - From

16/01/2023

to

15/01/2024

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	101/119 Poath Rd MURRUMBEENA 3163	\$600,000	30/08/2023
2	211/119 Poath Rd MURRUMBEENA 3163	\$545,000	22/10/2023
3	3/93 Warrigal Rd HUGHESDALE 3166	\$525,000	23/09/2023

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:

16/01/2024 17:31



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

16/01/2023 - 15/01/2024: \$643,250

Comparable Properties



101/119 Poath Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 30/08/2023
Property Type: Apartment



211/119 Poath Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 22/10/2023
Property Type: Apartment



3/93 Warrigal Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$525,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Apartment

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