

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

4/312 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Feb 2023

to

31 Jan 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

1/220-222 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167	\$608,500	30-Nov-23
1/20-22 PELL STREET BENTLEIGH EAST VIC 3165	\$596,000	21-Aug-23
2/9 ARGYLE STREET BENTLEIGH EAST VIC 3165	\$650,000	13-Dec-23

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 2024

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**1/220-222 WARRIGAL ROAD
OAKLEIGH SOUTH VIC 3167**
 2  1  1

Sold Price

^{RS}
\$608,500

 Sold Date **30-Nov-23**

 Distance **0.84km**

**1/20-22 PELL STREET BENTLEIGH
EAST VIC 3165**
 2  1  -

Sold Price

\$596,000

 Sold Date **21-Aug-23**

 Distance **0.89km**

**2/9 ARGYLE STREET BENTLEIGH
EAST VIC 3165**
 2  1  1

Sold Price

^{RS}
\$650,000

 Sold Date **13-Dec-23**

 Distance **1.42km**
RS = Recent sale

UN = Undisclosed Sale

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