

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

G05/214 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Mar 2023

to

29 Feb 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

6/1038 NORTH ROAD BENTLEIGH EAST VIC 3165	\$490,000	10-Oct-23
1036 NORTH ROAD BENTLEIGH EAST VIC 3165	\$490,000	10-Oct-23
G03/93 WARRIGAL ROAD HUGHESDALE VIC 3166	\$502,000	21-Nov-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: 20 March 2024


**6/1038 NORTH ROAD BENTLEIGH
EAST VIC 3165**
 2
  1
  1

Sold Price

\$490,000

Sold Date

10-Oct-23

Distance

0.97km

**1036 NORTH ROAD BENTLEIGH
EAST VIC 3165**
 2
  1
  1

Sold Price

^{RS} **\$490,000**

Sold Date

10-Oct-23

Distance

0.97km

**G03/93 WARRIGAL ROAD
HUGHESDALE VIC 3166**
 2
  2
  1

Sold Price

\$502,000

Sold Date

21-Nov-23

Distance

1.12km
RS = Recent sale

UN = Undisclosed Sale

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