

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

2/302 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

\$970,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 May 2020

to

30 Apr 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

2/43 Beryl Avenue Oakleigh South VIC 3167	\$980,000	11-Dec-20
2/4 Elora Road Oakleigh South VIC 3167	\$960,000	13-Feb-21

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: 15 May 2021



**2/43 Beryl Avenue Oakleigh South
VIC 3167**

 3  2  1

Sold Price

\$980,000

Sold Date

11-Dec-20

Distance

0.78km



**2/4 Elora Road Oakleigh South VIC
3167**

 3  2  2

Sold Price

\$960,000

Sold Date

13-Feb-21

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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