

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

2/622 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

\$655,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Jul 2020

to

30 Jun 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

1/76-78 Kennedy Street Bentleigh East VIC 3165	\$665,000	11-Jan-21
10/2-18 Bourke Road Oakleigh South VIC 3167	\$659,000	01-Feb-21
1/218 Warrigal Road Oakleigh South VIC 3167	\$690,000	24-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: 03 July 2021


1/76-78 Kennedy Street Bentleigh East VIC 3165
 2  1  1

Sold Price

\$665,000

Sold Date

11-Jan-21

Distance

0.87km

10/2-18 Bourke Road Oakleigh South VIC 3167
 3  1  2

Sold Price

\$659,000

Sold Date

01-Feb-21

Distance

1.66km

1/218 Warrigal Road Oakleigh South VIC 3167
 2  1  2

Sold Price

\$690,000

Sold Date

24-Feb-21

Distance

1.92km
RS = Recent sale

UN = Undisclosed Sale

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