

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

307/59-63 WARRIGAL ROAD HUGHESDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Oct 2021

to

30 Sep 2022

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

603/19-21 HANOVER STREET OAKLEIGH VIC 3166	\$339,500	03-Aug-22
101/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$360,000	04-Aug-22
109/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$355,000	22-Jun-22

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: 25 October 2022


**603/19-21 HANOVER STREET
OAKLEIGH VIC 3166**

 1
  1
  1

Sold Price

\$339,500

Sold Date **03-Aug-22**

Distance

0.48km

**101/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 1
  1
  1

Sold Price

^{RS} **\$360,000**

Sold Date **04-Aug-22**

Distance

0.79km

**109/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 1
  1
  1

Sold Price

\$355,000

Sold Date **22-Jun-22**

Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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