

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

\$499,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Oakleigh South

Period-from

01 Nov 2020

to

31 Oct 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

203/95 Warrigal Road Hughesdale VIC 3166	\$455,000	31-Jul-21
203/175 Kangaroo Road Hughesdale VIC 3166	\$470,000	29-Jun-21
12/21 Camden Road Hughesdale VIC 3166	\$505,000	27-May-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: 05 November 2021

**203/95 Warrigal Road Hughesdale
VIC 3166**

Sold Price

\$455,000

Sold Date

31-Jul-21

2



2



1

Distance

1.1km**203/175 Kangaroo Road
Hughesdale VIC 3166**

Sold Price

\$470,000

Sold Date

29-Jun-21

2



1



1

Distance

1.11km**12/21 Camden Road Hughesdale
VIC 3166**

Sold Price

\$505,000

Sold Date

27-May-21

2



1



1

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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