



 2
  1
  1

Rooms: 1
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$585,000
Median Unit Price
 Year ending March 2017: \$731,000

Comparable Properties



2/677 Warrigal Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 2
  1
  1

Price: \$650,000
Method: Private Sale
Date: 24/12/2016
Rooms: 3
Property Type: Unit



3/9 Argyle St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2
  1
  1

Price: \$560,000
Method: Sold Before Auction
Date: 29/03/2017
Rooms: 3
Property Type: Villa



2/16 Argyle St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2
  1
  1

Price: \$535,000
Method: Sold Before Auction
Date: 27/04/2017
Rooms: 3
Property Type: Unit

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 1/312 Warrigal Road, Oakleigh South Vic 3167

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$585,000

Median sale price

Median price \$731,000 Unit X Suburb Oakleigh South

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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
2/677 Warrigal Rd BENTLEIGH EAST 3165	\$650,000	24/12/2016
3/9 Argyle St BENTLEIGH EAST 3165	\$560,000	29/03/2017
2/16 Argyle St BENTLEIGH EAST 3165	\$535,000	27/04/2017