



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

1/ 338 Warrigal Road, OAKLEIGH SOUTH, 3167

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$850,000

or range between

&

### Median sale price

Median price

\$732,474

Property type

Unit

Suburb

OAKLEIGH SOUTH, 3167

Period from

31/01/2018

to

30/06/2018

Source

RP DATA

### Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

Unit 1, 620 Warrigal Road, OAKLEIGH SOUTH, 3167 Victoria

\$777,000

08/12/2017

Unit 1, 34 Cleek Avenue, OAKLEIGH SOUTH, 3167 Victoria

\$840,000

11/11/2017

596 Warrigal Road, OAKLEIGH SOUTH, 3167 Victoria

\$813,500

07/10/2017