

## 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

5/110 ATHERTON ROAD OAKLEIGH VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Sep 2023

to

31 Aug 2024

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

G04/16 DALGETY STREET OAKLEIGH VIC 3166	\$715,000	24-May-24
2/18 CAMIRA STREET MALVERN EAST VIC 3145	\$780,000	12-Apr-24
4/2 DALGETY STREET OAKLEIGH VIC 3166	\$670,000	26-Apr-24

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: 30 September 2024

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**G04/16 DALGETY STREET  
OAKLEIGH VIC 3166**

2 2 1

Sold Price

**\$715,000**

Sold Date **24-May-24**

Distance

**1.01km**



**2/18 CAMIRA STREET MALVERN  
EAST VIC 3145**

2 2 1

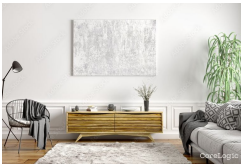
Sold Price

**\$780,000**

Sold Date **12-Apr-24**

Distance

**1.27km**



**4/2 DALGETY STREET OAKLEIGH  
VIC 3166**

2 2 1

Sold Price

**\$670,000**

Sold Date **26-Apr-24**

Distance

**1.1km**

RS = Recent sale

UN = Undisclosed Sale

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