

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

8/103 Atherton Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Oakleigh

Period - From 01/04/2023

to

30/06/2023

Source REIV

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 six 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
1	210/63-65 Atherton Rd OAKLEIGH 3166	\$446,000	24/06/2023
2	505/83 Drummond St OAKLEIGH 3166	\$430,000	04/03/2023
3	14/103 Atherton Rd OAKLEIGH 3166	\$410,000	25/03/2023

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 six months.~~

This Statement of Information was prepared on:

17/07/2023 15:51



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

June quarter 2023: \$600,000

Comparable Properties



210/63-65 Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments

 2  1  1

Price: \$446,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Apartment



505/83 Drummond St OAKLEIGH 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$430,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Apartment



14/103 Atherton Rd OAKLEIGH 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$410,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500