

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

17/103 ATHERTON ROAD OAKLEIGH VIC 3166

Indicative selling price

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

Single Price

or range
between

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Apr 2023

to

31 Mar 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

205/95 WARRIGAL ROAD HUGHESDALE VIC 3166	\$380,000	11-Apr-24
5/27 ROSS STREET HUNTINGDALE VIC 3166	\$395,000	14-Feb-24
101/148 WARRIGAL ROAD OAKLEIGH VIC 3166	\$400,000	13-Dec-23

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: 17 April 2024



**205/95 WARRIGAL ROAD
HUGHESDALE VIC 3166**

2 1 1

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **11-Apr-24**

Distance **0.76km**



**5/27 ROSS STREET HUNTINGDALE
VIC 3166**

2 1 -

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **14-Feb-24**

Distance **1.44km**



**101/148 WARRIGAL ROAD
OAKLEIGH VIC 3166**

2 1 1

Sold Price **\$400,000** Sold Date **13-Dec-23**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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