

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

18/119 Atkinson Street 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Feb 2021

to

31 Jan 2022

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

8/119-123 Atkinson Street Oakleigh VIC 3166	\$506,000	23-Nov-21
7/110 Atherton Road Oakleigh VIC 3166	\$578,000	27-Nov-21
2 Albert Avenue Oakleigh VIC 3166	\$629,000	02-Dec-21

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: 23 February 2022



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8/119-123 Atkinson Street Oakleigh
VIC 3166

2 1 1

Sold Price

\$506,000

Sold Date

23-Nov-21

Distance

-



7/110 Atherton Road Oakleigh VIC
3166

2 1 1

Sold Price

\$578,000

Sold Date

27-Nov-21

Distance

0.46km



2 Albert Avenue Oakleigh VIC 3166

2 2 1

Sold Price

^{RS} \$629,000 ^{UN}

Sold Date

02-Dec-21

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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