

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

6/79 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

\$498,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 May 2023

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 20/790-792 WARRIGAL ROAD MALVERN EAST VIC 3145 | \$525,000 | 04-May-24 |
| G03/93 WARRIGAL ROAD HUGHESDALE VIC 3166 | \$502,000 | 21-Nov-23 |
| 108/9 CAMIRA STREET MALVERN EAST VIC 3145 | \$540,000 | 22-Feb-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.~~

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**20/790-792 WARRIGAL ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price ^{RS} **\$525,000** ^{UN} Sold Date **04-May-24**

Distance **1.08km**



**603/93 WARRIGAL ROAD
HUGHESDALE VIC 3166**

2 2 1

Sold Price **\$502,000** Sold Date **21-Nov-23**

Distance **0.68km**



**108/9 CAMIRA STREET MALVERN
EAST VIC 3145**

2 2 1

Sold Price ^{RS} **\$540,000** Sold Date **22-Feb-24**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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