

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

206/1525 DANDENONG 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Apr 2022

to

31 Mar 2023

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

505/83-85 DRUMMOND STREET OAKLEIGH VIC 3166

\$430,000

04-Mar-23

16/82-86 ATHERTON ROAD OAKLEIGH VIC 3166

\$418,000

24-Jan-23

14/103 ATHERTON ROAD OAKLEIGH VIC 3166

\$410,000

25-Mar-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: 13 April 2023


**505/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**
 2  1  1

Sold Price

^{RS}
\$430,000

Sold Date

04-Mar-23

Distance

0.04km

**16/82-86 ATHERTON ROAD
OAKLEIGH VIC 3166**
 2  1  1

Sold Price

\$418,000

Sold Date

24-Jan-23

Distance

0.8km

**14/103 ATHERTON ROAD
OAKLEIGH VIC 3166**
 2  1  1

Sold Price

^{RS}
\$410,000

Sold Date

25-Mar-23

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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