

## 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

1/110 ATHERTON ROAD OAKLEIGH VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Dec 2023

to

30 Nov 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| G04/2 ALBERT AVENUE OAKLEIGH VIC 3166 | \$582,000 | 31-Jul-24 |
| 9/167 ATHERTON ROAD OAKLEIGH VIC 3166 | \$610,000 | 26-Oct-24 |
| 5/110 ATHERTON ROAD OAKLEIGH VIC 3166 | \$595,000 | 13-Nov-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.

This Statement of Information was prepared on: 19 December 2024

Hendrik Giam

M 0432856786

E hendrik.g@obrienrealestate.com.au

**G04/2 ALBERT AVENUE  
OAKLEIGH VIC 3166**

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Sold Price **\$582,000** Sold Date **31-Jul-24**Distance **0.31km****9/167 ATHERTON ROAD  
OAKLEIGH VIC 3166**

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Sold Price <sup>RS</sup> **\$610,000** Sold Date **26-Oct-24**Distance **0.51km****5/110 ATHERTON ROAD OAKLEIGH  
VIC 3166**

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Sold Price <sup>RS</sup> **\$595,000** Sold Date **13-Nov-24**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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