

# 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 7/105 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)

Single price \$449,000 or range between &

### Median sale price

Median price \$527,000 Property type Unit Suburb OAKLEIGH  
Period - From 05/06/2023 to 04/06/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	6/158 Kangaroo Road Hughesdale Vic 3166	\$435,000	2024-03-16
2	3/1 Heath Avenue Oakleigh Vic 3166	\$484,200	2024-05-20
3	4/5 Greville Street Huntingdale Vic 3166	\$435,000	2024-05-27

This Statement of Information was prepared on: 05/06/2024

