## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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604/1525 Dandenong Road, Oakleigh Vic 3166

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$585,000

#### Median sale price

Median price \$700,500	Pr	operty Type Un	iit		Suburb	Oakleigh
Period - From 01/07/2020	to	30/06/2021	So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

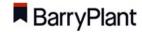
Add	dress of comparable property	Price	Date of sale
1	309/89 Atherton Rd OAKLEIGH 3166	\$575,000	28/06/2021
2	4/79 Atherton Rd OAKLEIGH 3166	\$522,000	27/04/2021
3	16/79 Atherton Rd OAKLEIGH 3166	\$550,000	24/04/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/07/2021 11:15













Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$585,000 **Median Unit Price** Year ending June 2021: \$700,500

## Comparable Properties

309/89 Atherton Rd OAKLEIGH 3166 (VG)

**--** 2







Price: \$575,000 Method: Sale

Date: 28/06/2021 Property Type: Strata Unit/Flat **Agent Comments** 



4/79 Atherton Rd OAKLEIGH 3166 (REI/VG)

**———** 2







Price: \$522,000 Method: Private Sale Date: 27/04/2021

Property Type: Apartment

**Agent Comments** 



16/79 Atherton Rd OAKLEIGH 3166 (REI/VG)

**-** 2





Price: \$550,000 Method: Private Sale Date: 24/04/2021

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



