

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

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

Property Type

Unit

Suburb

Oakleigh

Period - From

01/07/2020

to

30/06/2021

Source

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	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 comparable properties 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



 2  2  2

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)

Agent Comments

 2  -  -

Price: \$575,000
Method: Sale
Date: 28/06/2021
Property Type: Strata Unit/Flat



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

Agent Comments

 2  1  2

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



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

Agent Comments

 2  2  2

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