

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

22/82 Atherton Road, Oakleigh Vic 3166

Indicative selling price

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

Range between \$382,000 & \$420,000

Median sale price

Median price \$509,500 Property Type Unit Suburb Oakleigh

Period - From 01/04/2024 to 30/06/2024 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	17/103 Atherton Rd OAKLEIGH 3166	\$400,000	27/05/2024
2	205/95 Warrigal Rd HUGHESDALE 3166	\$380,000	11/04/2024
3	21/806-808 Warrigal Rd MALVERN EAST 3145	\$385,000	17/03/2024

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:

23/08/2024 11:22



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$382,000 - \$420,000
Median Unit Price
June quarter 2024: \$509,500

Comparable Properties



17/103 Atherton Rd OAKLEIGH 3166 (REI/VG) **Agent Comments**



Price: \$400,000
Method: Private Sale
Date: 27/05/2024
Property Type: Apartment



205/95 Warrigal Rd HUGHESDALE 3166 (REI/VG) **Agent Comments**



Price: \$380,000
Method: Auction Sale
Date: 11/04/2024
Property Type: Apartment



21/806-808 Warrigal Rd MALVERN EAST 3145 (REI) **Agent Comments**



Price: \$385,000
Method: Private Sale
Date: 17/03/2024
Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222