

## 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

5/105 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)

Range between

\$385,000

&

\$423,500

#### Median sale price

Median price

\$539,500

House

Unit

X

Suburb

Oakleigh

Period - From

01/07/2017

to

30/09/2017

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	7/105 Atherton Rd OAKLEIGH 3166	\$422,000	09/10/2017
2	2/105 Willesden Rd HUGHESDALE 3166	\$410,000	10/07/2017
3	8/264 Huntingdale Rd HUNTINGDALE 3166	\$400,000	14/10/2017

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.~~