

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

16/82-86 ATHERTON ROAD OAKLEIGH VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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 6 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

15/103 ATHERTON ROAD OAKLEIGH VIC 3166	\$460,000	16-Oct-22
106/95 WARRIGAL ROAD HUGHESDALE VIC 3166	\$427,500	08-Jul-22
208/175 KANGAROO ROAD HUGHESDALE VIC 3166	\$455,000	02-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 30 December 2022


**15/103 ATHERTON ROAD
OAKLEIGH VIC 3166**

 2
  1
  1

Sold Price **\$460,000** Sold Date **16-Oct-22**

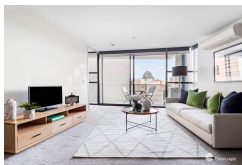
Distance **0.12km**


**106/95 WARRIGAL ROAD
HUGHESDALE VIC 3166**

 2
  1
  1

Sold Price **\$427,500** Sold Date **08-Jul-22**

Distance **0.66km**


**208/175 KANGAROO ROAD
HUGHESDALE VIC 3166**

 2
  1
  2

Sold Price **\$455,000** Sold Date **02-Nov-22**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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