

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

3/165 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jan 2024

to

31 Dec 2024

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

67 EASTGATE STREET OAKLEIGH VIC 3166	\$1,220,000	20-Jul-24
1/1145 NORTH ROAD OAKLEIGH VIC 3166	\$1,154,500	06-Aug-24
44B HEATH AVENUE OAKLEIGH VIC 3166	\$1,186,000	18-Nov-24

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: 08 January 2025

Hendrik Giam

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**67 EASTGATE STREET OAKLEIGH
VIC 3166**

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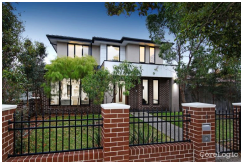
Sold Price

\$1,220,000

Sold Date

20-Jul-24

Distance

1.59km**1/1145 NORTH ROAD OAKLEIGH
VIC 3166**

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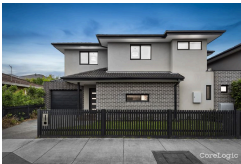
Sold Price

\$1,154,500

Sold Date

06-Aug-24

Distance

1.61km**44B HEATH AVENUE OAKLEIGH
VIC 3166**

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Sold Price

^{RS} **\$1,186,000**

Sold Date

18-Nov-24

Distance

0.27km**RS** = Recent sale**UN** = Undisclosed Sale

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