

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

406/1525 Dandenong 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Oakleigh

Period-from

01 May 2020

to

30 Apr 2021

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

11/79 Atherton Road Oakleigh VIC 3166	\$494,500	06-Feb-21
411/89 Atherton Road Oakleigh VIC 3166	\$460,000	14-Nov-20
14/110 Atherton Road Oakleigh VIC 3166	\$565,000	20-Feb-21

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.~~

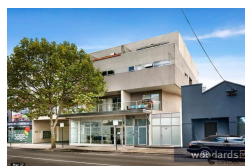
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11/79 Atherton Road Oakleigh VIC 3166

Sold Price

\$494,500

Sold Date

06-Feb-21

2 1 1

Distance

0.75km



411/89 Atherton Road Oakleigh VIC 3166

Sold Price

\$460,000

Sold Date

14-Nov-20

1 - -

Distance

0.77km



14/110 Atherton Road Oakleigh VIC 3166

Sold Price

\$565,000

Sold Date

20-Feb-21

2 1 1

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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