

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

11/82-86 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

\$440,000

&

\$480,000

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

| | | |
|---|-----------|-----------|
| 12/82-86 ATHERTON ROAD OAKLEIGH VIC 3166 | \$438,200 | 31-Jul-24 |
| 19/79 ATHERTON ROAD OAKLEIGH VIC 3166 | \$477,000 | 13-Nov-24 |
| 211/83-85 DRUMMOND STREET OAKLEIGH VIC 3166 | \$460,000 | 02-Oct-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: 20 January 2025

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**12/82-86 ATHERTON ROAD
OAKLEIGH VIC 3166**

 2  1  2

Sold Price **\$438,200** Sold Date **31-Jul-24**

Distance **0km**

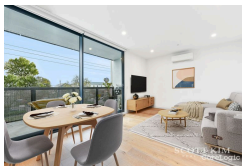


**19/79 ATHERTON ROAD
OAKLEIGH VIC 3166**

 2  1  1

Sold Price **\$477,000** Sold Date **13-Nov-24**

Distance **0.07km**



**211/83-85 DRUMMOND STREET
OAKLEIGH VIC 3166**

 2  1  1

Sold Price **\$460,000** Sold Date **02-Oct-24**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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