

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

6/105 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

\$650,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jun 2021

to

31 May 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

4/1 HEATH AVENUE OAKLEIGH VIC 3166	\$450,000	07-May-22
G07/1215 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$430,000	19-Jan-22
1/105 ATHERTON ROAD OAKLEIGH VIC 3166	\$510,000	26-Mar-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: 29 June 2022



4/1 HEATH AVENUE OAKLEIGH VIC 3166 Sold Price **\$450,000** Sold Date **07-May-22**

 2  1  1

Distance -



G07/1215 CENTRE ROAD OAKLEIGH SOUTH VIC 3167 Sold Price **\$430,000** Sold Date **19-Jan-22**

 2  1  1

Distance -



1/105 ATHERTON ROAD OAKLEIGH VIC 3166 Sold Price **\$510,000** Sold Date **26-Mar-22**

 2  1  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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