

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

1/79 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

\$480,000

&

\$528,000

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

104/7-9 STATION STREET OAKLEIGH VIC 3166	\$510,000	13-Oct-24
2/46 ABBEYGATE STREET OAKLEIGH VIC 3166	\$515,000	16-Nov-24
102/29-31 SWINDON ROAD HUGHESDALE VIC 3166	\$490,000	23-Jan-25

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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**104/7-9 STATION STREET
OAKLEIGH VIC 3166**

2 1 1

Sold Price **\$510,000** Sold Date **13-Oct-24**

Distance **0.49km**



**2/46 ABBEYGATE STREET
OAKLEIGH VIC 3166**

2 1 1

Sold Price **\$515,000** Sold Date **16-Nov-24**

Distance **1.09km**



**102/29-31 SWINDON ROAD
HUGHESDALE VIC 3166**

2 2 1

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **23-Jan-25**

Distance **0.64km**

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

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