

## 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

OAKLEIGH VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Oct 2021

to

30 Sep 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

1/105 ATHERTON ROAD OAKLEIGH VIC 3166	\$510,000	26-Mar-22
18/119-123 ATKINSON STREET OAKLEIGH VIC 3166	\$558,000	13-Mar-22
7/19-21 WILLESSEN ROAD HUGHESDALE VIC 3166	\$461,500	18-Aug-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: 19 October 2022



**1/105 ATHERTON ROAD OAKLEIGH VIC 3166**

2 1 1

**Sold Price \$510,000 Sold Date 26-Mar-22**

Distance **0.05km**



**18/119-123 ATKINSON STREET OAKLEIGH VIC 3166**

2 1 1

Sold Price

**\$558,000 Sold Date 13-Mar-22**

Distance **0.31km**



**7/19-21 WILLESDEN ROAD HUGHESDALE VIC 3166**

2 1 1

Sold Price

**\$461,500 Sold Date 18-Aug-22**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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