

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

18/82-86 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Nov 2022

to

31 Oct 2023

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

7/79 ATHERTON ROAD OAKLEIGH VIC 3166	\$497,000	29-Jul-23
6/103 ATHERTON ROAD OAKLEIGH VIC 3166	\$425,000	11-Nov-23
5/1 HEATH AVENUE OAKLEIGH VIC 3166	\$500,000	25-May-23

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: 13 November 2023



**7/79 ATHERTON ROAD OAKLEIGH
VIC 3166**

Sold Price

\$497,000

Sold Date

29-Jul-23

 2

 1

 1

Distance

0.07km



**6/103 ATHERTON ROAD
OAKLEIGH VIC 3166**

Sold Price

^{RS} **\$425,000** ^{UN}

Sold Date

11-Nov-23

 2

 1

 1

Distance

0.12km



**5/1 HEATH AVENUE OAKLEIGH VIC
3166**

Sold Price

\$500,000

Sold Date

25-May-23

 2

 1

 1

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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