

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

2/184 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

\$1,080,000

&

\$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jan 2021

to

31 Dec 2021

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

3/16 Elizabeth Street Oakleigh East VIC 3166	\$1,000,000	15-Jan-22
2/76 Ferntree Gully Road Oakleigh East VIC 3166	\$1,127,000	03-Nov-21
2/20 Grandview Grove Oakleigh VIC 3166	\$1,350,000	29-Sep-21

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 January 2022

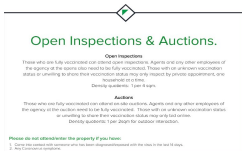


3/16 Elizabeth Street Oakleigh East VIC 3166

 3
  2
  1

Sold Price ^{RS} **\$1,000,000** Sold Date **15-Jan-22**

Distance **0.43km**



2/76 Ferntree Gully Road Oakleigh East VIC 3166

 3
  2
  2

Sold Price **\$1,127,000** Sold Date **03-Nov-21**

Distance **0.51km**



2/20 Grandview Grove Oakleigh VIC 3166

 2
  -
  -

Sold Price **\$1,350,000** Sold Date **29-Sep-21**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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