

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

6/3 ALBERT AVENUE 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

\$595,000

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

6/122 ATHERTON ROAD OAKLEIGH VIC 3166	\$733,000	26-Jul-23
4/10 RUGBY ROAD HUGHESDALE VIC 3166	\$696,000	01-Jul-23
1/3 CREWE ROAD HUGHESDALE VIC 3166	\$745,000	25-Sep-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: 29 November 2023

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6/122 AThERTON ROAD OAKLEIGH VIC 3166

2 1 1

Sold Price **\$733,000** Sold Date **26-Jul-23**

Distance **0.44km**



4/10 RUGBY ROAD HUGHESDALE VIC 3166

2 1 1

Sold Price **\$696,000** Sold Date **01-Jul-23**

Distance **0.76km**



1/3 CREWE ROAD HUGHESDALE VIC 3166

2 1 -

Sold Price **\$745,000** Sold Date **25-Sep-23**

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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