

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

16/119 Atkinson Street, Oakleigh Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$485,000

&

\$520,000

Median sale price

Median price

\$465,000

Property Type

Unit

Suburb

Oakleigh

Period - From

01/01/2024

to

31/03/2024

Source

REIV

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 six 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	3/10 Crewe Rd HUGHESDALE 3166	\$530,000	11/03/2024
2	19/119-123 Atkinson St OAKLEIGH 3166	\$482,000	11/05/2024
3	7/10 Albert Av OAKLEIGH 3166	\$477,000	10/04/2024

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 six months.~~

This Statement of Information was prepared on:

27/05/2024 12:19



 2  1  1

Property Type: Apartment
Internal Size: 61sqm approx.

Indicative Selling Price

\$485,000 - \$520,000

Median Unit Price

March quarter 2024: \$465,000

Comparable Properties



3/10 Crewe Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 11/03/2024

Property Type: Apartment



19/119-123 Atkinson St OAKLEIGH 3166 (REI)

Agent Comments

 2  1  1

Price: \$482,000

Method: Sold Before Auction

Date: 11/05/2024

Property Type: Unit



7/10 Albert Av OAKLEIGH 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$477,000

Method: Auction Sale

Date: 10/04/2024

Property Type: Apartment

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