

## 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

17/103 ATHERTON ROAD 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

\$399,000

&

\$438,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Mar 2023

to

29 Feb 2024

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

6/103 ATHERTON ROAD OAKLEIGH VIC 3166	\$415,000	02-Mar-24
8/82-86 ATHERTON ROAD OAKLEIGH VIC 3166	\$430,000	16-Dec-23
302/1525 DANDENONG ROAD OAKLEIGH VIC 3166	\$432,500	09-Feb-24

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: 28 March 2024



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

2 1 1

Sold Price

<sup>RS</sup> **\$415,000** Sold Date **02-Mar-24**

Distance **0km**



**8/82-86 ATHERTON ROAD  
OAKLEIGH VIC 3166**

2 1 2

Sold Price

**\$430,000** Sold Date **16-Dec-23**

Distance **0.11km**



**302/1525 DANDENONG ROAD  
OAKLEIGH VIC 3166**

2 1 1

Sold Price

<sup>RS</sup> **\$432,500** Sold Date **09-Feb-24**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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