

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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Oakleigh

Period-from

01 Sep 2022

to

31 Aug 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

3/79 ATHERTON ROAD OAKLEIGH VIC 3166	\$423,500	19-Jul-23
14/103 ATHERTON ROAD OAKLEIGH VIC 3166	\$410,000	25-Mar-23
210/63-65 ATHERTON ROAD OAKLEIGH VIC 3166	\$446,000	24-Jun-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: 18 September 2023



**3/79 ATHERTON ROAD OAKLEIGH
VIC 3166**

Sold Price

^{RS}

\$423,500

Sold Date

19-Jul-23

 2  1  1

Distance

0.07km



**14/103 ATHERTON ROAD
OAKLEIGH VIC 3166**

Sold Price

\$410,000

Sold Date

25-Mar-23

 2  1  1

Distance

0.12km



**210/63-65 ATHERTON ROAD
OAKLEIGH VIC 3166**

Sold Price

\$446,000

Sold Date

24-Jun-23

 2  1  1

Distance

0.11km



**206/1525 DANDENONG ROAD
OAKLEIGH VIC 3166**

Sold Price

\$425,000

Sold Date

19-May-23

 2  1  1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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