Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and	19/119 Atkinson Street, Oakleigh Vic 3166
postcode	

Indicative selling price

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

Range between	\$400,000	&	\$440,000

Median sale price

Median price	\$483,550	Pro	perty Type	Unit		Suburb	Oakleigh
Period - From	01/04/2023	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

Address of comparable property		Price	Date of sale
1	7/10 Albert Av OAKLEIGH 3166	\$477,000	10/04/2024
2	5/27 Ross St HUNTINGDALE 3166	\$395,000	14/02/2024
3	8/3b Warrigal Rd HUGHESDALE 3166	\$390,000	06/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/04/2024 11:20











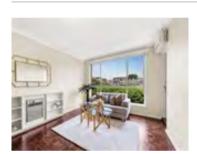


Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** Year ending March 2024: \$483,550

Comparable Properties



7/10 Albert Av OAKLEIGH 3166 (REI)





Agent Comments

Agent Comments

Price: \$477.000 Method: Auction Sale Date: 10/04/2024

Property Type: Apartment



5/27 Ross St HUNTINGDALE 3166 (REI)

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Price: \$395.000 Method: Private Sale Date: 14/02/2024

Property Type: Apartment



8/3b Warrigal Rd HUGHESDALE 3166 (REI/VG) Agent Comments





Price: \$390,000 Method: Private Sale Date: 06/02/2024

Property Type: Apartment

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036



