

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

19/119 Atkinson Street, Oakleigh Vic 3166

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

Property 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	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 comparable properties 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



 2  1  1

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

 2  1  1

Price: \$477,000
Method: Auction Sale
Date: 10/04/2024
Property Type: Apartment



5/27 Ross St HUNTINGDALE 3166 (REI)

Agent Comments

 2  1  1

Price: \$395,000
Method: Private Sale
Date: 14/02/2024
Property Type: Apartment



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

 2  1  1

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

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