### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| 19/82-86 Atherton Road, Oakleigh Vic 3166 |
|---|
|   |
|   |
|   |
|   |

#### Indicative selling price

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

| Range between | \$480,000 | & | \$520,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price

| Median price  | \$525,000  | Pro | perty Type U | nit |       | Suburb   | Oakleigh |
|---------------|------------|-----|--------------|-----|-------|----------|----------|
| Period - From | 07/05/2024 | to  | 06/05/2025   | So  | ource | Property | / Data   |

#### 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

| Add | dress of comparable property         | Price     | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1   | 3/19-21 Willesden Rd HUGHESDALE 3166 | \$510,000 | 23/04/2025   |
| 2   | 1/79 Atherton Rd OAKLEIGH 3166       | \$505,550 | 03/03/2025   |
| 3   | 23/119 Atkinson St OAKLEIGH 3166     | \$500,000 | 03/02/2025   |

#### 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: | 07/05/2025 15:22 |
|--|------------------|









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price 07/05/2024 - 06/05/2025: \$525,000

## Comparable Properties



3/19-21 Willesden Rd HUGHESDALE 3166 (REI)

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Agent Comments

**Price:** \$510,000 **Method:** Private Sale **Date:** 23/04/2025

Property Type: Apartment



1/79 Atherton Rd OAKLEIGH 3166 (VG)



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**Agent Comments** 

Price: \$505,550 Method: Sale Date: 03/03/2025

Property Type: Strata Unit/Flat



23/119 Atkinson St OAKLEIGH 3166 (REI/VG)

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**6** 

1

**Price:** \$500,000 **Method:** Private Sale **Date:** 03/02/2025

Property Type: Apartment

Agent Comments

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





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