Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/103 Atherton Road, Oakleigh Vic 3166

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$330,000		&		\$360,000			
Median sale p	rice							
Median price	\$497,000	Pro	operty Type	Unit			Suburb	Oakleigh
Period - From	01/01/2023	to	31/12/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	301/83-85 Drummond St OAKLEIGH 3166	\$385,000	16/01/2024
2	501/19-21 Hanover St OAKLEIGH 3166	\$340,500	27/02/2024
3			

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:

29/02/2024 11:48



woodards





Property Type: Apartment Agent Comments

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price Year ending December 2023: \$497,000

Comparable Properties



301/83-85 Drummond St OAKLEIGH 3166 (REI) Agent Comments



Price: \$385,000 Method: Private Sale Date: 16/01/2024 Property Type: Apartment



501/19-21 Hanover St OAKLEIGH 3166 (REI) Agent Comments



Price: \$340,500 Method: Sold Before Auction Date: 27/02/2024 Property Type: Apartment

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.

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