

# 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 6/167 Atherton Road, Oakleigh Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$520,000 Property Type Unit Suburb Oakleigh

Period - From 01/10/2022 to 30/09/2023 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	7/79 Atherton Rd OAKLEIGH 3166	\$497,000	29/07/2023
2	8/103 Atherton Rd OAKLEIGH 3166	\$432,000	03/08/2023
3	3/79 Atherton Rd OAKLEIGH 3166	\$423,500	19/07/2023

**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: 31/10/2023 18:46



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**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
Year ending September 2023: \$520,000

## Comparable Properties



7/79 Atherton Rd OAKLEIGH 3166 (REI/VG)

**Agent Comments**

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**Price:** \$497,000  
**Method:** Private Sale  
**Date:** 29/07/2023  
**Property Type:** Apartment



8/103 Atherton Rd OAKLEIGH 3166 (REI/VG)

**Agent Comments**

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**Price:** \$432,000  
**Method:** Private Sale  
**Date:** 03/08/2023  
**Property Type:** Apartment



3/79 Atherton Rd OAKLEIGH 3166 (REI)

**Agent Comments**

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**Price:** \$423,500  
**Method:** Auction Sale  
**Date:** 19/07/2023  
**Property Type:** Apartment

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222