# 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 7/10 Albert Avenue, Oakleigh Vic 3166

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale pr	rice							
Median price	\$497,000	Pro	operty Type	Unit			Suburb	Oakleigh
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6/167 Atherton Rd OAKLEIGH 3166	\$460,000	22/11/2023
2	14/804 Warrigal Rd MALVERN EAST 3145	\$435,000	10/11/2023
3	8/82-86 Atherton Rd OAKLEIGH 3166	\$430,000	18/12/2023

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:

13/03/2024 12:10







Property Type: Divorce/Estate/Family Transfers Land Size: 1326 sqm approx Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending December 2023: \$497,000

# **Comparable Properties**



6/167 Atherton Rd OAKLEIGH 3166 (REI)



Price: \$460,000 Method: Auction Sale Date: 22/11/2023 Property Type: Apartment



14/804 Warrigal Rd MALVERN EAST 3145 (VG) Agent Comments



Price: \$435,000 Method: Sale Date: 10/11/2023 Property Type: Strata Unit/Flat



8/82-86 Atherton Rd OAKLEIGH 3166 (REI)



166 (REI)Agent Comments

Agent Comments

Price: \$430,000 Method: Private Sale Date: 18/12/2023 Property Type: Apartment

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



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