

# 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

7/10 Albert Avenue, 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 \$497,000 Property Type Unit Suburb Oakleigh

Period - From 01/01/2023 to 31/12/2023 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	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)

**Agent Comments**



**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)

**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