

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

6/82-86 ATHERTON ROAD OAKLEIGH VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

18/82-86 ATHERTON ROAD OAKLEIGH VIC 3166	\$450,000	13-Nov-23
8/82-86 ATHERTON ROAD OAKLEIGH VIC 3166	\$430,000	18-Dec-23

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 6 months.

This Statement of Information was prepared on: 22 January 2024

**18/82-86 ATHERTON ROAD
OAKLEIGH VIC 3166**

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Sold Price ^{RS} **\$450,000** Sold Date **13-Nov-23**Distance **0km****8/82-86 ATHERTON ROAD
OAKLEIGH VIC 3166**

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Sold Price ^{RS} **\$430,000** ^{UN} Sold Date **18-Dec-23**Distance **0.01km****RS** = Recent sale**UN** = Undisclosed Sale

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