

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

9/110 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

\$599,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

Oakleigh

Period-from

01 Apr 2020

to

31 Mar 2021

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

14/110 Atherton Road Oakleigh VIC 3166	\$565,000	20-Feb-21
604/89 Atherton Road Oakleigh VIC 3166	\$599,000	06-Apr-21
103/2 Albert Avenue Oakleigh VIC 3166	\$613,000	17-Mar-21

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: 23 April 2021



14/110 Atherton Road Oakleigh VIC 3166 Sold Price **\$565,000** Sold Date **20-Feb-21**



Distance -



604/89 Atherton Road Oakleigh VIC 3166 Sold Price ^{RS} **\$599,000** Sold Date **06-Apr-21**



Distance **0.21km**



103/2 Albert Avenue Oakleigh VIC 3166 Sold Price ^{RS} **\$613,000** Sold Date **17-Mar-21**



Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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