

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

508/89 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Mar 2023

to

29 Feb 2024

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

G07/2 ALBERT AVENUE OAKLEIGH VIC 3166	\$600,000	23-May-23
123/2 DALGETY STREET OAKLEIGH VIC 3166	\$600,000	05-Jan-23
3/10 RUGBY ROAD HUGHESDALE VIC 3166	\$620,000	26-Nov-22

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: 07 March 2024

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**G07/2 ALBERT AVENUE
 OAKLEIGH VIC 3166**

 2  1  1

Sold Price **\$600,000** Sold Date **23-May-23**

Distance **0.11km**

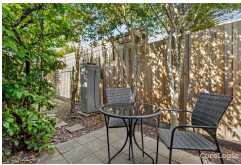


**123/2 DALGETY STREET OAKLEIGH
 VIC 3166**

 2  1  1

Sold Price Sold Date **05-Jan-23**

Distance **0.87km**



**3/10 RUGBY ROAD HUGHESDALE
 VIC 3166**

 2  1  1

Sold Price **\$620,000** Sold Date **26-Nov-22**

Distance **0.89km**



**4/232-236 WAVERLEY ROAD
 MOUNT WAVERLEY VIC 3149**

 2  1  1

Sold Price **\$610,000** Sold Date **17-Jun-23**

Distance **2.4km**

RS = Recent sale UN = Undisclosed Sale

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