

# 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

182 Atherton Road, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,305,000 Property Type House Suburb Oakleigh

Period - From 01/10/2019 to 31/12/2019 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	33 Eastgate St OAKLEIGH 3166	\$1,255,000	08/12/2019
2	15 Gillon Ct OAKLEIGH 3166	\$1,170,000	14/12/2019
3	13 Henry St OAKLEIGH 3166	\$1,120,000	21/09/2019

**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: 19/02/2020 11:52



 4  3 

**Property Type:**  
**Land Size:** 652 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
December quarter 2019: \$1,305,000

## Comparable Properties



**33 Eastgate St OAKLEIGH 3166 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$1,255,000  
**Method:** Private Sale  
**Date:** 08/12/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 539 sqm approx



**15 Gillon Ct OAKLEIGH 3166 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**13 Henry St OAKLEIGH 3166 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 543 sqm approx