

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

3/108 ATHERTON ROAD, Oakleigh, VIC 3166

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$520,000 & \$570,000

MEDIAN SALE PRICE

Median price \$592,500 | Unit | Oakleigh (3166)

Period - From 30 July 2017 to 30 January 2018 | Source - PDOL

COMPARABLE PROPERTY SALES

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
3/68 FERNTREE GULLY ROAD, OAKLEIGH EAST VIC 3166	\$660,000	30/10/2017
7/7 ALBERT AVENUE, OAKLEIGH VIC 3166	\$569,000	02/09/2017
5/12 REID STREET, OAKLEIGH SOUTH VIC 3167	\$527,000	07/10/2017