

## 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

501/63-65 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) (\*Delete single price or range as applicable)

Single Price

\$589,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Oakleigh

Period-from

01 Feb 2023

to

31 Jan 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

701/6 DALGETY STREET OAKLEIGH VIC 3166	\$605,000	06-Sep-23
206/16 DALGETY STREET OAKLEIGH VIC 3166	\$655,000	19-Oct-23
212/119 POATH ROAD MURRUMBEENA VIC 3163	\$575,000	24-Nov-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: 29 February 2024

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**701/6 DALGETY STREET  
 OAKLEIGH VIC 3166**

2 2 1

Sold Price **\$605,000** Sold Date **06-Sep-23**

Distance **0.82km**



**206/16 DALGETY STREET  
 OAKLEIGH VIC 3166**

2 2 1

Sold Price **\$655,000** Sold Date **19-Oct-23**

Distance **0.77km**



**212/119 POATH ROAD  
 MURRUMBEENA VIC 3163**

2 2 1

Sold Price **\$575,000** Sold Date **24-Nov-23**

Distance **1.5km**

RS = Recent sale      UN = Undisclosed Sale

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