

## 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

1/15 ETHEL STREET OAK PARK VIC 3046

### 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

or range  
between

\$825,000

&

\$905,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Oak Park

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

4/21 NERISSA GROVE OAK PARK VIC 3046	\$862,500	03-Feb-24
1/14 MARIE STREET OAK PARK VIC 3046	\$903,000	26-Sep-23
16A GRANDISON GROVE OAK PARK VIC 3046	\$1,180,000	11-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: 12 February 2024



**4/21 NERISSA GROVE OAK PARK VIC 3046**

Sold Price

<sup>RS</sup>

**\$862,500**

Sold Date **03-Feb-24**

 3  2  2

Distance **0.66km**



**1/14 MARIE STREET OAK PARK VIC 3046**

Sold Price

**\$903,000**

Sold Date **26-Sep-23**

 4  2  2

Distance **0.53km**



**16A GRANDISON GROVE OAK PARK VIC 3046**

Sold Price

**\$1,180,000**

Sold Date **11-Nov-23**

 3  3  1

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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