

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

1/23 STATION ROAD OAK PARK VIC 3046

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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

| | | |
|--|-----------|-----------|
| 10/9 NERISSA GROVE OAK PARK VIC 3046 | \$600,000 | 13-Jul-23 |
| 4/77 SNELL GROVE OAK PARK VIC 3046 | \$673,000 | 09-May-23 |
| 1/15-17 CURIE AVENUE OAK PARK VIC 3046 | \$690,000 | 14-Mar-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: 08 August 2023



10/9 NERISSA GROVE OAK PARK VIC 3046

 2  2  1

Sold Price

^{RS} **\$600,000**

Sold Date

13-Jul-23

Distance

0.63km



4/77 SNELL GROVE OAK PARK VIC 3046

 3  2  1

Sold Price

\$673,000

Sold Date

09-May-23

Distance

0.44km



1/15-17 CURIE AVENUE OAK PARK VIC 3046

 3  2  1

Sold Price

\$690,000

Sold Date

14-Mar-23

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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