

## 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

1/5-7 MEAKER AVENUE 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

\$475,000

&

\$515,000

### 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

4/81 SNELL GROVE OAK PARK VIC 3046	\$475,000	14-Sep-23
4/569 PASCOE VALE ROAD OAK PARK VIC 3046	\$492,500	21-Sep-23
1/178 WATERLOO ROAD OAK PARK VIC 3046	\$530,000	18-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: 26 February 2024



**4/81 SNELL GROVE OAK PARK VIC 3046** Sold Price **\$475,000** Sold Date **14-Sep-23**

 2  1  2

Distance **0.22km**



**4/569 PASCOE VALE ROAD OAK PARK VIC 3046** Sold Price **\$492,500** Sold Date **21-Sep-23**

 2  1  1

Distance **0.37km**



**1/178 WATERLOO ROAD OAK PARK VIC 3046** Sold Price **\$530,000** Sold Date **18-Nov-23**

 2  1  1

Distance **0.12km**

RS = Recent sale      UN = Undisclosed Sale

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