

## 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

19A JOHN 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jul 2023

to

30 Jun 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

3/2 FLANNERY COURT OAK PARK VIC 3046	\$770,000	30-Jan-24
3/17 MARGARET STREET OAK PARK VIC 3046	\$770,000	12-Jun-24
2/55 SNELL GROVE OAK PARK VIC 3046	\$788,000	24-Jan-24

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: 02 July 2024



**3/2 FLANNERY COURT OAK PARK VIC 3046** Sold Price **\$770,000** Sold Date **30-Jan-24**

 3  2  1

Distance **0.97km**



**3/17 MARGARET STREET OAK PARK VIC 3046** Sold Price <sup>RS</sup> **\$770,000** Sold Date **12-Jun-24**

 3  2  1

Distance **0.36km**



**2/55 SNELL GROVE OAK PARK VIC 3046** Sold Price **\$788,000** Sold Date **24-Jan-24**

 3  2  2

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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