

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

1/21 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

House

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

4/569 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
5/3 LEX GROVE OAK PARK VIC 3046	\$541,000	31-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: 21 February 2024

**4/569 PASCOE VALE ROAD OAK
PARK VIC 3046**

2 1 1

Sold Price

\$492,500

Sold Date

21-Sep-23

Distance

0.68km**1/178 WATERLOO ROAD OAK
PARK VIC 3046**

2 1 1

Sold Price

\$530,000

Sold Date

18-Nov-23

Distance

0.41km**5/3 LEX GROVE OAK PARK VIC
3046**

2 1 1

Sold Price

^{RS} **\$541,000**

Sold Date

31-Jan-24

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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