

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/25 ETHEL STREET 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Oak Park

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

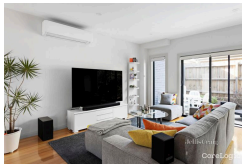
Date of sale

2/26 ETHEL STREET OAK PARK VIC 3046	\$827,500	22-Nov-23
18A WATT AVENUE OAK PARK VIC 3046	\$840,000	06-Dec-23
2/21 NERISSA GROVE OAK PARK VIC 3046	\$845,000	28-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 May 2024

**2/26 ETHEL STREET OAK PARK
VIC 3046**

3 2 2

Sold Price

\$827,500Sold Date **22-Nov-23**Distance **0.07km****18A WATT AVENUE OAK PARK VIC
3046**

3 2 1

Sold Price

\$840,000Sold Date **06-Dec-23**Distance **1.03km****2/21 NERISSA GROVE OAK PARK
VIC 3046**

3 2 1

Sold Price

^{RS}\$845,000Sold Date **28-Mar-24**Distance **0.6km****RS** = Recent sale**UN** = Undisclosed Sale

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