

## 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

2 CLYDE COURT 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

\$1,175,000

&

\$1,275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,002,750

Property type

House

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

13 JOHN STREET OAK PARK VIC 3046	\$1,210,000	13-May-23
21 RIDGE ROAD OAK PARK VIC 3046	\$1,450,000	01-Jun-23
88 VINCENT STREET OAK PARK VIC 3046	\$1,640,000	12-May-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: 09 August 2023



**13 JOHN STREET OAK PARK VIC 3046**

 4  2  4

Sold Price <sup>RS</sup> **\$1,210,000** Sold Date **13-May-23**

Distance **1.01km**



**21 RIDGE ROAD OAK PARK VIC 3046**

 4  2  2

Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **01-Jun-23**

Distance **0.36km**



**88 VINCENT STREET OAK PARK VIC 3046**

 4  2  2

Sold Price **\$1,640,000** Sold Date **12-May-23**

Distance **0.69km**

RS = Recent sale      UN = Undisclosed Sale

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