

# 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

3/26 Ethel 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)

Range between \$820,000 & \$850,000

### Median sale price

Median price \$650,250 Property Type Unit Suburb Oak Park

Period - From 01/07/2023 to 30/09/2023 Source REIV

### 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 six 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
1	1/45 Winifred St OAK PARK 3046	\$846,000	09/09/2023
2	1/15 Margaret St OAK PARK 3046	\$845,000	07/06/2023
3	2/26 Ethel St OAK PARK 3046	\$832,500	06/06/2023

**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 six months.~~

This Statement of Information was prepared on:

09/11/2023 14:12



3   2   2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



1/45 Winifred St OAK PARK 3046 (REI/VG)

Agent Comments

3   2   2

**Price:** \$846,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** Townhouse (Res)



1/15 Margaret St OAK PARK 3046 (REI)

Agent Comments

3   2   2

**Price:** \$845,000

**Method:** Sold Before Auction

**Date:** 07/06/2023

**Property Type:** Townhouse (Res)



2/26 Ethel St OAK PARK 3046 (REI/VG)

Agent Comments

3   2   2

**Price:** \$832,500

**Method:** Private Sale

**Date:** 06/06/2023

**Property Type:** Townhouse (Single)

**Land Size:** 929 sqm approx