## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$820,000		&		\$850,000			
Median sale p	rice							
Median price	\$650,250	Pro	operty Type	Unit			Suburb	Oak Park
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress 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.

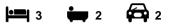
This Statement of Information was prepared on:

09/11/2023 14:12









**Property Type:** Townhouse Agent Comments

Matthew McIntosh 03 9403 9300 0457 193 014 matthewmcintosh@jelliscraig.com.au

> Indicative Selling Price \$820,000 - \$850,000 Median Unit Price September quarter 2023: \$650,250

# **Comparable Properties**



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



Price: \$846,000 Method: Auction Sale Date: 09/09/2023 Property Type: Townhouse (Res)

1/15 Margaret St OAK PARK 3046 (REI)



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

Agent Comments

Agent Comments

Price: \$832,500 Method: Private Sale Date: 06/06/2023 Property Type: Townhouse (Single) Land Size: 929 sqm approx

#### Account - Jellis Craig | P: 03 9403 9300



propertydata

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