# 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

31 ETHEL STREET OAK PARK VIC 3046

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	ST 100 000	&	\$1,200,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$976,250	Property type	House	Suburb	Oak Park				

30 Sep 2023

Source

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

01 Oct 2022

**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.

to

Address of comparable property	Price	Date of sale
3 JESSIE STREET OAK PARK VIC 3046	\$1,100,000	19-Sep-23
102 SNELL GROVE OAK PARK VIC 3046	\$1,250,000	14-Sep-23
2 CLYDE COURT OAK PARK VIC 3046	\$1,300,000	15-Sep-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: 25 October 2023



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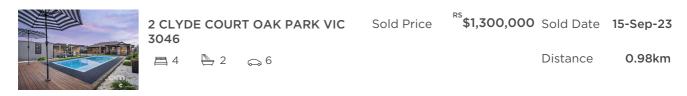
E hello@cplusm.com.au



3 JESSIE STREET OAK PARK VIC 3046			Sold Price	<sup>RS</sup> \$1,100,000	Sold Date	19-Sep-23
昌 4	2	⇔ 2			Distance	0.81km



102 SNELL GROVE OAK PARK VIC 3046			OVE OAK PARK VIC	Sold Price	<sup>RS</sup> \$1,250,000	Sold Date	14-Sep-23
	่ 📇 3	1	<b>⇔</b> 4			Distance	0.71km
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#### RS = Recent sale UN = Undisclosed Sale

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