

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

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$976,250

Property type

House

Suburb

Oak Park

Period-from

01 Oct 2022

to

30 Sep 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

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



3 JESSIE STREET OAK PARK VIC 3046

 4  2  2

Sold Price

^{RS} **\$1,100,000**

Sold Date

19-Sep-23

Distance

0.81km



102 SNELL GROVE OAK PARK VIC 3046

 3  1  4

Sold Price

^{RS} **\$1,250,000**

Sold Date

14-Sep-23

Distance

0.71km



2 CLYDE COURT OAK PARK VIC 3046

 4  2  6

Sold Price

^{RS} **\$1,300,000**

Sold Date

15-Sep-23

Distance

0.98km

RS = Recent sale UN = Undisclosed Sale

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