

## 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

4/2 CARTWRIGHT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Sep 2022

to

31 Aug 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

1/15-17 CURIE AVENUE OAK PARK VIC 3046	\$690,000	14-Mar-23
8/15-17 CURIE AVENUE OAK PARK VIC 3046	\$750,000	13-May-23
1/45 WINIFRED STREET OAK PARK VIC 3046	\$846,000	09-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: 13 September 2023



**1/15-17 CURIE AVENUE OAK PARK** Sold Price **\$690,000** Sold Date **14-Mar-23**  
**VIC 3046**

 3  2  1

Distance **0.5km**



**8/15-17 CURIE AVENUE OAK PARK** Sold Price **\$750,000** Sold Date **13-May-23**  
**VIC 3046**

 3  2  2

Distance **0.52km**



**1/45 WINIFRED STREET OAK PARK** Sold Price <sup>RS</sup> **\$846,000** Sold Date **09-Sep-23**  
**VIC 3046**

 3  2  2

Distance **0.8km**

RS = Recent sale      UN = Undisclosed Sale

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