

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

5/57 RHODES PARADE 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

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

2/35 RHODES PARADE OAK PARK VIC 3046	\$555,000	23-May-23
2/38 GREVILLIA ROAD OAK PARK VIC 3046	\$560,000	25-May-23
4/11 LEX GROVE OAK PARK VIC 3046	\$570,000	09-Jun-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: 04 October 2023



2/35 RHODES PARADE OAK PARK VIC 3046 Sold Price ^{RS} **\$555,000** Sold Date **23-May-23**
Distance **0.25km**

 2  1  1



2/38 GREVILLIA ROAD OAK PARK VIC 3046 Sold Price **\$560,000** Sold Date **25-May-23**
Distance **0.32km**

 2  1  1



4/11 LEX GROVE OAK PARK VIC 3046 Sold Price **\$570,000** Sold Date **09-Jun-23**
Distance **0.32km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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