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

Period-from

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

Single Price		or range betweer	あつせい いいい	&	\$590,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$659,000	Property type	Unit	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	
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



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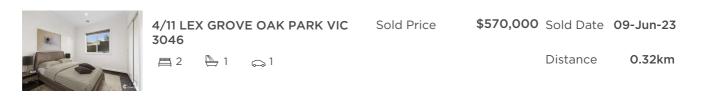


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2/38 GREVILLIA ROAD OAK PARK VIC 3046			A ROAD OAK PARK	Sold Price	\$560,000	Sold Date 25-May-23	
Contraction of the second s	昌 2	🕒 1	⊜ 1			Distance	0.32km



RS = Recent sale UN = Undisclosed Sale

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