

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

5/59-61 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

\$400,000

&

\$440,000

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

4/83 SNELL GROVE OAK PARK VIC 3046	\$435,000	30-Apr-23
4/569 PASCOE VALE ROAD OAK PARK VIC 3046	\$492,500	04-Oct-23
7/656 PASCOE VALE ROAD OAK PARK VIC 3046	\$512,500	06-May-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: 30 October 2023



4/83 SNELL GROVE OAK PARK VIC 3046 Sold Price **\$435,000** Sold Date **30-Apr-23**

 2  1  1

Distance **0.31km**



4/569 PASCOE VALE ROAD OAK PARK VIC 3046 Sold Price ^{RS} **\$492,500** ^{UN} Sold Date **04-Oct-23**

 2  1  1

Distance **0.75km**



7/656 PASCOE VALE ROAD OAK PARK VIC 3046 Sold Price **\$512,500** Sold Date **06-May-23**

 2  1  1

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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