

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

50 Vincent Street, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,065,000 Property Type House Suburb Oak Park

Period - From 01/10/2022 to 30/09/2023 Source REIV

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 six 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	11 Murphy St OAK PARK 3046	\$1,200,000	23/09/2023
2	221 Mascoma St STRATHMORE 3041	\$1,160,000	24/10/2023
3	45 Strathnaver Av STRATHMORE 3041	\$1,156,000	27/09/2023

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 six months.~~

This Statement of Information was prepared on:

03/11/2023 10:42



Rooms: 7

Property Type: House

Agent Comments

Updated double story family home offering 4 bed, 2 bath, 4 car and city views.

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2023: \$1,065,000

Comparable Properties



11 Murphy St OAK PARK 3046 (REI)



Agent Comments

Larger block without city views.

Price: \$1,200,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)



221 Mascoma St STRATHMORE 3041 (REI)



Agent Comments

Smaller house located in Strathmore.

Price: \$1,160,000

Method: Private Sale

Date: 24/10/2023

Property Type: House



45 Strathnaver Av STRATHMORE 3041 (REI)



Agent Comments

House is more original located in Strathmore.

Price: \$1,156,000

Method: Private Sale

Date: 27/09/2023

Property Type: House