

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

83 VICTORIA STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,750

Property type

House

Suburb

Oak Park

Period-from

01 Aug 2022

to

31 Jul 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

13 JOHN STREET OAK PARK VIC 3046	\$1,210,000	13-May-23
4 DEVEREAUX STREET OAK PARK VIC 3046	\$1,222,750	25-Mar-23
21 RIDGE ROAD OAK PARK VIC 3046	\$1,450,000	01-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: 01 August 2023



13 JOHN STREET OAK PARK VIC 3046

Sold Price ^{RS} **\$1,210,000** Sold Date **13-May-23**

 4  2  4

Distance **1.04km**



4 DEVEREAUX STREET OAK PARK VIC 3046

Sold Price **\$1,222,750** Sold Date **25-Mar-23**

 3  2  4

Distance **0.36km**



21 RIDGE ROAD OAK PARK VIC 3046

Sold Price ^{RS} **\$1,450,000** Sold Date **01-Jun-23**

 4  2  2

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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