

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/22 MARGARET STREET, OAK PARK, VIC 3046

Indicative selling price

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

Single price \$870,000

or range between

&

Median sale price

Median price \$610,000

Property Type Unit

Suburb OAK PARK

Period - From June 2023

to May 2024

Source REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

2/21 MARGARET STREET OAK PARK VIC 3046

\$760,000

08/07/2023

1/15 MARGARET STREET OAK PARK VIC 3046

\$845,000

08/06/2023

3/17 MARGARET STREET OAK PARK VIC 3046

\$770,000

12/06/2024

This Statement of Information was prepared on: 19/06/2024