

## 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

2/9 EDITH STREET OAK PARK VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$605,000

&

\$665,000

### 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

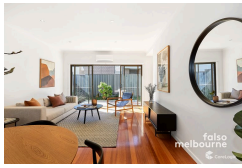
Date of sale

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3/19 MARGARET STREET OAK PARK VIC 3046 | \$635,000 | 01-Sep-23 |
| 8 STRACHAN STREET OAK PARK VIC 3046    | \$667,500 | 16-Sep-23 |
| 2/11 MAGNOLIA STREET OAK PARK VIC 3046 | \$690,000 | 24-Aug-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: 16 October 2023



**3/19 MARGARET STREET OAK PARK VIC 3046**

2 2 1

Sold Price

RS

**\$635,000**

Sold Date

**01-Sep-23**

Distance

**0.6km**



**8 STRACHAN STREET OAK PARK VIC 3046**

2 1 1

Sold Price

RS

**\$667,500**

Sold Date

**16-Sep-23**

Distance

**0.67km**



**2/11 MAGNOLIA STREET OAK PARK VIC 3046**

2 1 1

Sold Price

**\$690,000**

Sold Date

**24-Aug-23**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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