

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

4/2 CARTWRIGHT 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Sep 2022

to

31 Aug 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

1/15-17 CURIE AVENUE OAK PARK VIC 3046	\$690,000	14-Mar-23
8/15-17 CURIE AVENUE OAK PARK VIC 3046	\$750,000	13-May-23
1/45 WINIFRED STREET OAK PARK VIC 3046	\$846,000	09-Sep-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: 13 September 2023



**1/15-17 CURIE AVENUE OAK PARK
VIC 3046**

Sold Price

\$690,000

Sold Date

14-Mar-23

 3

 2

 1

Distance

0.5km



**8/15-17 CURIE AVENUE OAK PARK
VIC 3046**

Sold Price

\$750,000

Sold Date

13-May-23

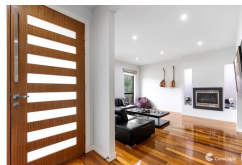
 3

 2

 2

Distance

0.52km



**1/45 WINIFRED STREET OAK PARK
VIC 3046**

Sold Price

^{RS} **\$846,000**

Sold Date

09-Sep-23

 3

 2

 2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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