

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

1/17 Margaret 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

\$775,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Other

Suburb

Oak Park

Period-from

01 Mar 2019

to

29 Feb 2020

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

4/15-17 Curie Avenue Oak Park VIC 3046	\$750,000	22-Feb-20
4/20 Lex Grove Oak Park VIC 3046	\$755,000	27-Jan-20
1/29 Ethel Street Oak Park VIC 3046	\$825,000	14-Sep-19

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: 04 March 2020



4/15-17 Curie Avenue Oak Park VIC 3046 Sold Price **\$750,000** Sold Date **22-Feb-20**

 3  2  1

Distance **0.87km**



4/20 Lex Grove Oak Park VIC 3046 Sold Price **\$755,000^{UN}** Sold Date **27-Jan-20**

 3  2  1

Distance **0.74km**



1/29 Ethel Street Oak Park VIC 3046 Sold Price **\$825,000** Sold Date **14-Sep-19**

 3  2  1

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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