

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

4/10 John Street, Oak Park Vic 3046

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$676,000

Property Type Unit

Suburb Oak Park

Period - From 01/04/2021

to

30/06/2021

Source REIV

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 six 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 | 1/5-7 Flannery Ct OAK PARK 3046 | \$738,236 | 13/05/2021 |
| 2 | 5/1 Sylvester St OAK PARK 3046 | \$681,000 | 08/05/2021 |
| 3 | 3/15-17 Curie Av OAK PARK 3046 | \$725,000 | 27/02/2021 |

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 six months.~~

This Statement of Information was prepared on:

16/07/2021 12:13



Property Type: Unit

Land Size: 191 sqm approx

Agent Comments

Comparable Properties



1/5-7 Flannery Ct OAK PARK 3046 (REI)

Agent Comments



Price: \$738,236

Method: Sold Before Auction

Date: 13/05/2021

Rooms: 5

Property Type: Unit

Land Size: 266 sqm approx



5/1 Sylvester St OAK PARK 3046 (REI)

Agent Comments



Price: \$681,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Unit

Land Size: 181 sqm approx



3/15-17 Curie Av OAK PARK 3046 (REI)

Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Townhouse (Res)