

# 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](http://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)