

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

4/18 CURIE AVENUE 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Dec 2021

to

30 Nov 2022

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

2/19 LEX GROVE OAK PARK VIC 3046	\$695,000	12-Dec-22
3/18 JOSEPHINE STREET OAK PARK VIC 3046	\$700,000	24-Oct-22
3/4 STRACHAN STREET OAK PARK VIC 3046	\$745,000	29-Aug-22

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: 24 December 2022



**2/19 LEX GROVE OAK PARK
VIC 3046**

 2  2  1

Sold Price **\$695,000** Sold Date **12-Dec-22**
Distance **0.32km**



**3/18 JOSEPHINE STREET OAK
PARK VIC 3046**

 3  1  4

Sold Price **\$700,000** Sold Date **24-Oct-22**
Distance **0.8km**



**3/4 STRACHAN STREET OAK PARK
VIC 3046**

 1  2  2

Sold Price **\$745,000** Sold Date **29-Aug-22**
Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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