

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

2A Malcom Street, Oak Park Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$845,000 & \$895,000

### Median sale price

Median price \$740,000 Property type Unit Suburb Oak Park

Period - From June 2022 to August 2022 Source Pricefinder

### 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. 3/10 Valdoone Court, Oak Park	\$870,000	01.09.22
2. 1/54 Winifred Street, Oak Park	\$895,000	30.08.22
3. 71 Vincent Street, Oak Park	\$845,000	29.08.22

This Statement of Information was prepared on:

13<sup>th</sup> September 2022