

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

1/23 STATION ROAD 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

\$589,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

10/9 NERISSA GROVE OAK PARK VIC 3046	\$600,000	13-Jul-23
4/77 SNELL GROVE OAK PARK VIC 3046	\$673,000	09-May-23
1/15-17 CURIE AVENUE OAK PARK VIC 3046	\$690,000	14-Mar-23

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: 08 August 2023



10/9 NERISSA GROVE OAK PARK VIC 3046

Sold Price

^{RS} \$600,000

Sold Date

13-Jul-23

 2  2  1

Distance

0.63km



4/77 SNELL GROVE OAK PARK VIC 3046

Sold Price

\$673,000

Sold Date

09-May-23

 3  2  1

Distance

0.44km



1/15-17 CURIE AVENUE OAK PARK VIC 3046

Sold Price

\$690,000

Sold Date

14-Mar-23

 3  2  1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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