

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

54 Devereaux Street, Oak Park Vic 3046

Indicative selling price

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

Range between \$1,150,000

&

\$1,220,000

Median sale price

Median price \$1,021,000

Property Type House

Suburb Oak Park

Period - From 01/01/2021

to

31/03/2021

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	23 Ethel St OAK PARK 3046	\$1,446,000	10/04/2021
2	25 Xavier St OAK PARK 3046	\$1,200,000	26/03/2021
3	13 Ash Gr OAK PARK 3046	\$1,150,000	20/02/2021

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:

07/06/2021 14:56



Rooms: 10

Property Type: House

Land Size: 772 sqm approx

Agent Comments

Comparable Properties



23 Ethel St OAK PARK 3046 (REI)

Agent Comments



Price: \$1,446,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 842 sqm approx



25 Xavier St OAK PARK 3046 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 26/03/2021

Rooms: 5

Property Type: House (Res)

Land Size: 690 sqm approx



13 Ash Gr OAK PARK 3046 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 845 sqm approx