

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

2b Strachan Street, Oak Park Vic 3046

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Oak Park

Period - From 01/01/2022

to

31/03/2022

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	79 Winifred St OAK PARK 3046	\$690,000	23/04/2022
2	1/4 Albert St OAK PARK 3046	\$674,000	26/02/2022
3	19 John St OAK PARK 3046	\$658,000	11/03/2022

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:

29/04/2022 17:04



Rooms: 4

Property Type: Townhouse

Land Size: 148 sqm approx

Agent Comments

Comparable Properties



79 Winifred St OAK PARK 3046 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 23/04/2022

Property Type: Villa



1/4 Albert St OAK PARK 3046 (REI)

Agent Comments



Price: \$674,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Townhouse (Res)



19 John St OAK PARK 3046 (REI)

Agent Comments



Price: \$658,000

Method: Sold Before Auction

Date: 11/03/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 139 sqm approx