

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

1/24 ETHEL STREET 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Aug 2021

to

31 Jul 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

3/7 ETHEL STREET OAK PARK VIC 3046	\$725,000	28-Apr-22
4/4 JOHN STREET OAK PARK VIC 3046	\$760,000	22-Jul-22
1/6 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$727,500	14-May-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: 25 August 2022



3/7 ETHEL STREET OAK PARK VIC 3046

Sold Price

\$725,000

Sold Date

28-Apr-22

 3

 1

 2

Distance

0.2km



4/4 JOHN STREET OAK PARK VIC 3046

Sold Price

\$760,000

Sold Date

22-Jul-22

 3

 1

 2

Distance

0.34km



1/6 AUSTIN CRESCENT PASCOE VALE VIC 3044

Sold Price

\$727,500

Sold Date

14-May-22

 3

 1

 2

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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