

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

4/13 Curie Avenue 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

\$539,000

&

or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Feb 2021

to

31 Jan 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

19 Bailey Crescent Oak Park VIC 3046	\$580,000	21-Oct-21
2/7 Ethel Street Oak Park VIC 3046	\$590,000	23-Oct-21
3/21 Cartwright Street Oak Park VIC 3046	\$619,000	02-Dec-21

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: 22 February 2022



19 Bailey Crescent Oak Park VIC 3046

 2  1  1

Sold Price

\$580,000

Sold Date

21-Oct-21

Distance

0.54km



2/7 Ethel Street Oak Park VIC 3046

 2  1  1

Sold Price

\$590,000

Sold Date

23-Oct-21

Distance

1.07km



3/21 Cartwright Street Oak Park VIC 3046

 2  1  1

Sold Price

^{RS} **\$619,000**

Sold Date

02-Dec-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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