

Statement of Information

Single residential property located outside 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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












5/3 LEX GROVE OAK PARK VIC 3046	541000	26-Jan-24
4/98 SNELL GROVE OAK PARK VIC 3046	500000	06-May-24
1/5-7 MEAKER AVENUE OAK PARK VIC 3046	508000	14-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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	5/3 LEX GROVE OAK PARK VIC 3046  3  1  1	Sold Price 541000 Sold Date 26-Jan-24 Distance 0.21km
	4/98 SNELL GROVE OAK PARK VIC 3046  2  2  1	Sold Price 500000 Sold Date 06-May-24 Distance 0.16km
	1/5-7 MEAKER AVENUE OAK PARK VIC 3046  2  1  1	Sold Price 508000 Sold Date 14-Mar-24 Distance 0.43km

RS = Recent sale UN = Undisclosed Sale

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