

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

2/154 WATERLOO ROAD 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

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

1/22 MARGARET STREET OAK PARK VIC 3046	\$705,000	20-Oct-21
1/1 CURIE AVENUE OAK PARK VIC 3046	\$700,000	07-Apr-22
1/21 STANLEY STREET GLENROY VIC 3046	\$710,000	27-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: 08 August 2022



1/22 MARGARET STREET OAK PARK VIC 3046

 3  2  1

Sold Price

\$705,000

Sold Date

20-Oct-21

Distance

0.42km



1/1 CURIE AVENUE OAK PARK VIC 3046

 3  2  1

Sold Price

\$700,000

Sold Date

07-Apr-22

Distance

0.54km



1/21 STANLEY STREET GLENROY VIC 3046

 3  2  1

Sold Price

\$710,000

Sold Date

27-May-22

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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