



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/12 Ethel Street,  
OAK PARK 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$800,000 - \$850,000**

### Median sale price

Median **Unit** for **OAK PARK** for period **Nov 2017 - May 2018**

Sourced from **Pricefinder**.

**\$601,000**

### Comparable property sales

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 the most comparable to the property for sale.

**1/7 Magnolia Street,**  
OAK PARK 3046

**Price \$810,000** Sold 14 April  
2018

**1/54 Winifred Street,**  
OAK PARK 3046

**Price \$850,000** Sold 10  
March 2018

**1/21 Margaret Street,**  
OAK PARK 3046

**Price \$853,000** Sold 29  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Stockdale & Leggo Glenroy

201 Glenroy Road,  
Glenroy VIC 3046

#### Contact agents



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**Stockdale  
& Leggo**