

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

6 Valdoone Court 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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Oak Park

Period-from

01 Oct 2018

to

30 Sep 2019

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

5 Ash Grove Oak Park VIC 3046	\$735,000	26-Aug-19
17 New Road Oak Park VIC 3046	\$817,500	26-Aug-19
47 Victoria Street Oak Park VIC 3046	\$847,000	19-Aug-19

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: 24 October 2019



5 Ash Grove Oak Park VIC 3046

Sold Price

\$735,000

Sold Date

26-Aug-19

 3

 1

 1

Distance

0.43km



17 New Road Oak Park VIC 3046

Sold Price

\$817,500

Sold Date

26-Aug-19

 2

 1

 2

Distance

0.34km



47 Victoria Street Oak Park VIC 3046

Sold Price

\$847,000

Sold Date

19-Aug-19

 3

 1

 2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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