

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

1/20 ETHEL STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Jan 2024

to

31 Dec 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

1/10 PINES GROVE OAK PARK VIC 3046	\$815,000	16-Nov-24
3/18 MAGNOLIA STREET OAK PARK VIC 3046	\$872,500	15-Nov-24
7 MURPHY STREET OAK PARK VIC 3046	\$877,500	16-Nov-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.~~

This Statement of Information was prepared on: 28 January 2025

**1/10 PINES GROVE OAK PARK VIC 3046**

3 2 1

Sold Price

^{RS} **\$815,000**Sold Date **16-Nov-24**Distance **0.72km****3/18 MAGNOLIA STREET OAK PARK VIC 3046**

3 2 1

Sold Price

^{RS} **\$872,500**Sold Date **15-Nov-24**Distance **0.72km****7 MURPHY STREET OAK PARK VIC 3046**

3 2 1

Sold Price

^{RS} **\$877,500** ^{UN}Sold Date **16-Nov-24**Distance **0.62km****RS** = Recent sale**UN** = Undisclosed Sale

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