

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

9/29-31 Xavier 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Oak Park

Period-from

01 May 2020

to

30 Apr 2021

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

3/58 Snell Grove Oak Park VIC 3046	\$625,000	30-Mar-21
2/5 Margaret Street Oak Park VIC 3046	\$599,900	15-Feb-21
5/43 Watt Avenue Oak Park VIC 3046	\$565,000	27-Jan-21

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: 28 May 2021



3/58 Snell Grove Oak Park VIC 3046

 2  1  1

Sold Price **\$625,000** Sold Date **30-Mar-21**

Distance **0.87km**



2/5 Margaret Street Oak Park VIC 3046

 2  1  1

Sold Price **\$599,900** Sold Date **15-Feb-21**

Distance **0.48km**



5/43 Watt Avenue Oak Park VIC 3046

 2  1  1

Sold Price **\$565,000** Sold Date **27-Jan-21**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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