



## Statement Of Information

Sections 47AF of the Estate Agents Act 1980

### 2/35 Rhodes Parade, Oak Park VIC 3046

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price  or range between \$540,000 & \$580,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$580,000 \*House  \*unit X Suburb or locality Oak Park  
Period - From Dec 2022 to March 2023 Source REA

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1/35 Rhodes Pde Oak Park	\$560,000	16/12/2022
3/3 Lex Grove Oak Park	\$560,000	1/12/2022
2/23 Station Rd Oak Park	\$595,000	10/3/2023

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 six months\*.

Or

~~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\*.~~

(\*Delete as applicable)