

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/19 LEX GROVE OAK PARK VIC 3046

Address
Including suburb and postcode

Indicative selling price

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

Single Price

\$879,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/15 MARGARET STREET OAK PARK VIC 3046

\$845,000

08-Jun-23

1/10 VALDOONE COURT OAK PARK VIC 3046

\$900,000

06-Apr-23

1/26 ETHEL STREET OAK PARK VIC 3046

\$903,000

22-Mar-23

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: 26 August 2023



**1/15 MARGARET STREET OAK
PARK VIC 3046**

3 2 2

Sold Price

^{RS} **\$845,000** Sold Date **08-Jun-23**

Distance **0.7km**



**1/10 VALDOONE COURT OAK
PARK VIC 3046**

3 3 2

Sold Price

\$900,000 Sold Date **06-Apr-23**

Distance **1.5km**



**1/26 ETHEL STREET OAK PARK VIC
3046**

4 - -

Sold Price

\$903,000 Sold Date **22-Mar-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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