

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

3/20 Ridge Road 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

\$565,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/4 Albert Street Oak Park VIC 3046	\$674,000	26-Feb-22
3/16 Margaret Street Oak Park VIC 3046	\$610,000	24-Dec-21
2/7 Ethel Street Oak Park VIC 3046	\$590,000	23-Oct-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: 07 March 2022



1/4 Albert Street Oak Park VIC 3046

Sold Price ^{RS} **\$674,000** ^{UN} Sold Date **26-Feb-22**

 2  1  1

Distance **1.11km**



3/16 Margaret Street Oak Park VIC 3046

Sold Price **\$610,000** Sold Date **24-Dec-21**

 2  1  1

Distance **1.07km**



2/7 Ethel Street Oak Park VIC 3046

Sold Price **\$590,000** Sold Date **23-Oct-21**

 2  1  1

Distance **1.02km**

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

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