

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

2/21 MARGARET 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

\$697,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jun 2022

to

31 May 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

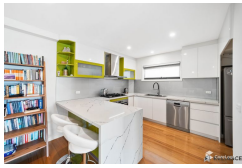
Date of sale

2/154 WATERLOO ROAD OAK PARK VIC 3046	\$700,000	16-Mar-23
3/8 MAGNOLIA STREET OAK PARK VIC 3046	\$730,000	17-Feb-23
2/54 WINIFRED STREET OAK PARK VIC 3046	\$810,000	09-Apr-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: 14 June 2023



2/154 WATERLOO ROAD OAK PARK VIC 3046

 3
  2
  2

Sold Price

\$700,000

Sold Date

16-Mar-23

Distance

0.44km


3/8 MAGNOLIA STREET OAK PARK VIC 3046

 3
  2
  2

Sold Price

\$730,000

Sold Date

17-Feb-23

Distance

0.73km


2/54 WINIFRED STREET OAK PARK VIC 3046

 3
  2
  2

Sold Price

\$810,000

Sold Date

09-Apr-23

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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