

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

5/43 Watt Avenue 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2019

to

31 Oct 2020

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

3/37 Watt Avenue Oak Park VIC 3046	\$553,000	01-Jul-20
5/57 Rhodes Parade Oak Park VIC 3046	-	01-Jul-20
4/19 Winifred Street Oak Park VIC 3046	\$585,000	25-Sep-20

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: 20 November 2020



3/37 Watt Avenue Oak Park VIC 3046

2 1 1

Sold Price

\$553,000

Sold Date

01-Jul-20

Distance

0.1km



5/57 Rhodes Parade Oak Park VIC 3046

2 1 1

Sold Price

- Sold Date

01-Jul-20

Distance

0.28km



4/19 Winifred Street Oak Park VIC 3046

2 1 2

Sold Price

^{RS} **\$585,000**

Sold Date

25-Sep-20

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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