

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

4/9 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

\$500,000

&

\$550,000

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

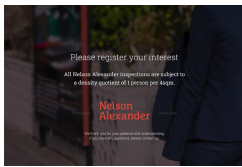
Date of sale

5/34 Josephine Street Oak Park VIC 3046	\$530,000	22-Oct-21
5/166 Waterloo Road Oak Park VIC 3046	\$500,000	07-Jan-22

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: 06 March 2022



5/34 Josephine Street Oak Park VIC 3046

 2  1  1

Sold Price

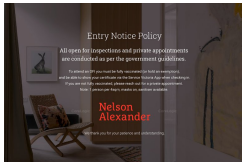
\$530,000

Sold Date

22-Oct-21

Distance

0.58km



5/166 Waterloo Road Oak Park VIC 3046

 2  2  1

Sold Price

\$500,000

Sold Date

07-Jan-22

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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