

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

3/168 WATERLOO 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jun 2021

to

31 May 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

4/13 CURIE AVENUE OAK PARK VIC 3046	\$520,000	12-Apr-22
21/21 STATION ROAD OAK PARK VIC 3046	\$425,000	29-Mar-22
8/21 ARNDT ROAD PASCOE VALE VIC 3044	\$485,000	08-Mar-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: 28 June 2022

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**4/13 CURIE AVENUE OAK PARK
VIC 3046**

2 1 1

Sold Price **\$520,000** Sold Date **12-Apr-22**

Distance **0.35km**



**21/21 STATION ROAD OAK PARK
VIC 3046**

2 1 1

Sold Price **\$425,000** Sold Date **29-Mar-22**

Distance **0.47km**



**8/21 ARNDT ROAD PASCOE VALE
VIC 3044**

2 1 1

Sold Price **\$485,000** Sold Date **08-Mar-22**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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