

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

1/4 Ethel Street, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$580,000

Median sale price

Median price \$673,000 Property Type Unit Suburb Oak Park

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 six 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	3/581 Pascoe Vale Rd OAK PARK 3046	\$560,000	03/12/2024
2	4/627 Pascoe Vale Rd OAK PARK 3046	\$550,000	12/11/2024
3	5/18 Josephine St OAK PARK 3046	\$607,500	21/09/2024

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 six months.~~

This Statement of Information was prepared on:

07/12/2024 10:50



Rooms: 5

Property Type: Unit

Land Size: 170 sqm approx

Agent Comments

Comparable Properties



3/581 Pascoe Vale Rd OAK PARK 3046 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 03/12/2024

Rooms: 4

Property Type: Unit

Land Size: 156 sqm approx



4/627 Pascoe Vale Rd OAK PARK 3046 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 12/11/2024

Property Type: Villa



5/18 Josephine St OAK PARK 3046 (REI)

Agent Comments



Price: \$607,500

Method: Auction Sale

Date: 21/09/2024

Property Type: Unit

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938