

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

2/45 Xavier 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2020

to

31 Oct 2021

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

5/11-13 Jessie Street Oak Park VIC 3046	\$645,000	12-Oct-21
2/25-27 Cartwright Street Oak Park VIC 3046	\$599,000	31-Aug-21
4/35 Rhodes Parade Oak Park VIC 3046	\$610,000	09-Sep-21

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: 11 November 2021

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**5/11-13 Jessie Street Oak Park VIC 3046**

Sold Price

RS

\$645,000

Sold Date

12-Oct-21 2 1 2

Distance

0.4km**2/25-27 Cartwright Street Oak Park VIC 3046**

Sold Price

\$599,000

Sold Date

31-Aug-21 2 1 1

Distance

0.46km**4/35 Rhodes Parade Oak Park VIC 3046**

Sold Price

\$610,000

Sold Date

09-Sep-21 2 1 1

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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