

## 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

2/8 MAGNOLIA STREET OAK PARK VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2021

to

31 Oct 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

7/35 RHODES PARADE OAK PARK VIC 3046	\$790,000	17-May-22
2/100 WINIFRED STREET OAK PARK VIC 3046	\$800,000	09-Aug-22
30 LEX GROVE OAK PARK VIC 3046	\$875,000	23-Jun-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: 23 November 2022



**7/35 RHODES PARADE OAK PARK VIC 3046**

Sold Price **\$790,000** Sold Date **17-May-22**

 3  2  2

Distance **0.35km**



**2/100 WINIFRED STREET OAK PARK VIC 3046**

Sold Price **\$800,000** Sold Date **09-Aug-22**

 3  2  1

Distance **1.18km**



**30 LEX GROVE OAK PARK VIC 3046**

Sold Price **\$875,000** Sold Date **23-Jun-22**

 3  2  2

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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