

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

3/22 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

\$625,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Mar 2022

to

28 Feb 2023

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

4/23 STATION ROAD OAK PARK VIC 3046	\$625,000	15-Oct-22
1/148 WATERLOO ROAD OAK PARK VIC 3046	\$660,000	21-Dec-22
2/48 WATT AVENUE OAK PARK VIC 3046	\$711,000	23-Feb-23

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: 24 March 2023



**4/23 STATION ROAD OAK PARK
VIC 3046**

 2  1  1

Sold Price

\$625,000

Sold Date

15-Oct-22

Distance

0.85km



**1/148 WATERLOO ROAD OAK
PARK VIC 3046**

 3  2  2

Sold Price

\$660,000

Sold Date

21-Dec-22

Distance

0.39km



**2/48 WATT AVENUE OAK PARK
VIC 3046**

 3  2  2

Sold Price

^{RS} **\$711,000**

Sold Date

23-Feb-23

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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