

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/38 Josephine Street,  
OAK PARK 3046**

Unit

  
**2 beds**

  
**1 baths**

  
**1 parking**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 420,000 - \$ 460,000**

### Median sale price

Median **Unit** for **Oak Park** for period **Jun 2016 - Jun 2017**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$ 476,000**

### Comparable property sales

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 the most comparable to the property for sale.

**4/4 Ethel Street,**  
Oak Park 3046

**Price \$ 460,000** Sold 03 June 2017

**2/55 Station Road,**  
Oak Park 3046

**Price \$ 438,000** Sold 04 April 2017

**3/43 Grandview Avenue,**  
Glenroy 3046

**Price \$ 422,000** Sold 17 June 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

### Contact agents

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