

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

1/10 VALDOONE COURT 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

\$845,000

&

\$905,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

Other

Suburb

Oak Park

Period-from

01 Sep 2021

to

31 Aug 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

1/43 WATT AVENUE OAK PARK VIC 3046	\$960,000	08-Jun-22
1/21 MARGARET STREET OAK PARK VIC 3046	\$985,000	15-Mar-22
35 DEVEREAUX STREET OAK PARK VIC 3046	\$1,003,500	10-May-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: 29 September 2022



**1/43 WATT AVENUE OAK PARK
VIC 3046**

 3  2  2

Sold Price **\$960,000** Sold Date **08-Jun-22**

Distance **1.83km**



**1/21 MARGARET STREET OAK
PARK VIC 3046**

 3  3  2

Sold Price **\$985,000** Sold Date **15-Mar-22**

Distance **1.25km**



**35 DEVEREAUX STREET OAK
PARK VIC 3046**

 3  2  3

Sold Price **\$1,003,500** Sold Date **10-May-22**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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