

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

7/21 STATION ROAD 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jun 2021

to

31 May 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

21/21 STATION ROAD OAK PARK VIC 3046	\$425,000	29-Mar-22
4/13 CURIE AVENUE OAK PARK VIC 3046	\$520,000	12-Apr-22
1/12 ILLAWARRA STREET GLENROY VIC 3046	\$525,000	01-Apr-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: 15 June 2022



21/21 STATION ROAD OAK PARK VIC 3046

2 1 1

Sold Price

\$425,000

Sold Date

29-Mar-22

Distance

-



4/13 CURIE AVENUE OAK PARK VIC 3046

2 1 1

Sold Price

\$520,000

Sold Date

12-Apr-22

Distance

0.52km



1/12 ILLAWARRA STREET GLENROY VIC 3046

2 1 1

Sold Price

\$525,000

Sold Date

01-Apr-22

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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