

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 4/43 Curie Street, Oak Park

Indicative selling price

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

Single price \$750,000

or range between

\$

&

\$

Median sale price

Median price \$893,750

Property type House

Suburb Oak Park

Period - From 17/12/2019

to

17/12/2020

Source Realestate.com.au

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 six 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. 1/8 Jessie Street, Oak Park	\$730,000	08/01/2021
2. 1/8 Winifred Street, Oak Park	\$740,200	22/12/2020
3. 2/3 New Street, Oak Park	\$822,500	23/11/2020

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 six months.~~

This Statement of Information was prepared on: 11/01/2020