

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

1/148 WATERLOO 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

\$655,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

House

Suburb

Oak Park

Period-from

01 Oct 2021

to

30 Sep 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

1/232 WATERLOO ROAD OAK PARK VIC 3046	\$690,000	14-Jul-22
2/11 LEX GROVE OAK PARK VIC 3046	\$755,000	28-Jun-22
30 LEX GROVE OAK PARK VIC 3046	\$875,000	23-Jun-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: 24 October 2022



1/232 WATERLOO ROAD OAK PARK VIC 3046

 3  2  2

Sold Price **\$690,000** Sold Date **14-Jul-22**

Distance **0.55km**



2/11 LEX GROVE OAK PARK VIC 3046

 3  2  2

Sold Price **\$755,000** Sold Date **28-Jun-22**

Distance **0.32km**



30 LEX GROVE OAK PARK VIC 3046

 3  2  2

Sold Price **\$875,000** Sold Date **23-Jun-22**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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