

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode 77 Devereaux Street, Oak Park

### Indicative selling price

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

Single price \$1,090,000

### Median sale price

Median price \$950,000 Property type House Suburb Oak Park

Period - From Jan 2023 to Dec 2023 Source REA

### 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. 64 Xavier Street, Oak Park	\$1,279,000	18.11.2023
2. 11 Murphy Street, Oak Park	\$1,200,000	23.9.2023
3. 83 Victoria Street, Oak Park	\$1,150,000	1.9.2023

This Statement of Information was prepared on:

14.03.2024