

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

11/31 Xavier Street 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

\$585,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,106,250

Property type

House

Suburb

Oak Park

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/15 Winifred Street Oak Park VIC 3046	\$695,000	22-Dec-21
9/31 Xavier Street Oak Park VIC 3046	\$615,000	05-Jul-21
10/3 Nerissa Grove Oak Park VIC 3046	\$595,000	20-Nov-21

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: 31 January 2022



2/15 Winifred Street Oak Park VIC 3046

Sold Price

^{RS}

\$695,000

Sold Date

22-Dec-21

 2

 2

 1

Distance

0.3km



9/31 Xavier Street Oak Park VIC 3046

Sold Price

\$615,000

Sold Date

05-Jul-21

 2

 1

 1

Distance

-



10/3 Nerissa Grove Oak Park VIC 3046

Sold Price

\$595,000

Sold Date

20-Nov-21

 2

 1

 1

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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