

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

3/18 JOSEPHINE 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

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

3/62 WINIFRED STREET OAK PARK VIC 3046	\$672,000	21-Jul-22
3/13 ETHEL STREET OAK PARK VIC 3046	\$740,000	26-Jul-22
2/100 WINIFRED STREET OAK PARK VIC 3046	\$800,000	09-Aug-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: 03 October 2022



3/62 WINIFRED STREET OAK PARK VIC 3046

 3  1  1

Sold Price **\$672,000** Sold Date **21-Jul-22**

Distance **0.23km**



3/13 ETHEL STREET OAK PARK VIC 3046

 3  1  1

Sold Price **\$740,000** Sold Date **26-Jul-22**

Distance **0.43km**



2/100 WINIFRED STREET OAK PARK VIC 3046

 3  2  1

Sold Price ^{RS} **\$800,000** Sold Date **09-Aug-22**

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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