

## 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

2/2 FRANCIS STREET OAK PARK VIC 3046

### 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

or range  
between

\$895,000

&

\$965,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,061,500

Property type

Other

Suburb

Oak Park

Period-from

01 May 2023

to

30 Apr 2024

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

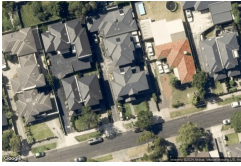
Date of sale

1/18 LEX GROVE OAK PARK VIC 3046	\$958,000	09-Feb-24

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: 01 May 2024

**1/18 LEX GROVE OAK PARK VIC  
3046**

Sold Price

**\$958,000**Sold Date **09-Feb-24** 3 2 1

Distance

**1.04km**

RS = Recent sale

UN = Undisclosed Sale

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