

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 WATT AVENUE 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,105,000

Property type

Other

Suburb

Oak Park

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/72 SNELL GROVE OAK PARK VIC 3046	\$800,000	09-Apr-24
15 ASHKANASY AVENUE PASCOE VALE VIC 3044	\$836,000	24-Feb-24
9 BRAESIDE STREET PASCOE VALE VIC 3044	\$800,000	17-Feb-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 July 2024



2/72 SNELL GROVE OAK PARK VIC 3046

Sold Price

\$800,000

Sold Date **09-Apr-24**

 3  1  1

Distance **0.45km**



15 ASHKANASY AVENUE PASCOE VALE VIC 3044

Sold Price

\$836,000

Sold Date **24-Feb-24**

 3  2  1

Distance **1.84km**



9 BRAESIDE STREET PASCOE VALE VIC 3044

Sold Price

^{RS} **\$800,000**

Sold Date **17-Feb-24**

 3  1  1

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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