

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

2/23 STATION ROAD 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

Other

Suburb

Oak Park

Period-from

01 Nov 2021

to

31 Oct 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

13/31 XAVIER STREET OAK PARK VIC 3046	\$580,000	10-Jun-22
2/10 ALBERT STREET OAK PARK VIC 3046	\$640,000	04-Aug-22
2/45 WINIFRED STREET OAK PARK VIC 3046	\$675,000	26-Jun-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: 25 November 2022



**13/31 XAVIER STREET OAK PARK
VIC 3046**

 2  1  1

Sold Price

\$580,000

Sold Date

10-Jun-22

Distance

0.45km



**2/10 ALBERT STREET OAK PARK
VIC 3046**

 2  1  1

Sold Price

\$640,000

Sold Date

04-Aug-22

Distance

0.69km



**2/45 WINIFRED STREET OAK
PARK VIC 3046**

 2  1  1

Sold Price

\$675,000

Sold Date

26-Jun-22

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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