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	13 Gregory 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$908,500	Property type	House	Suburb	Oak Park
Period-from	01 Apr 2020	to	31 Mar 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
25 Xavier Street Oak Park VIC 3046	$1,200,000	26-Mar-21
13 Ash Grove Oak Park VIC 3046	$1,150,000	20-Feb-21
17 Ethel Street Oak Park VIC 3046	$1,155,000	21-Nov-20

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.~~

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25 Xavier Street Oak Park VIC 3046 Sold Price RS **$1,200,000** Sold Date **26-Mar-21**

3 2 4 Distance **0.43km**

13 Ash Grove Oak Park VIC 3046 Sold Price RS **$1,150,000** Sold Date **20-Feb-21**

4 2 2 Distance **0.74km**

17 Ethel Street Oak Park VIC 3046 Sold Price **$1,155,000** Sold Date **21-Nov-20**

4 1 3 Distance **0.14km**

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

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