

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

13 New Road,  
OAK PARK 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$800,000 -  
\$880,000**

### Median sale price

Median **House** for **OAK PARK** for period **Sep 2016 - Sep 2017**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$805,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**37 Josephine Street,** Price **\$880,000** Sold 19 August 2017  
Oak Park 3046

**74 Devereaux Street,** Price **\$840,000** Sold 12 June 2017  
Oak Park 3046

**4 Barina Road,** Price **\$821,000** Sold 24 June 2017  
Oak Park 3046

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

3 beds

1 baths

2 parking

### Contact agents

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Raine and Horne

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