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	4/21 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	$720,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	Unit	Suburb	Oak Park
Period-from	01 May 2022	to	30 Apr 2023	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
3/8 MAGNOLIA STREET OAK PARK VIC 3046	$730,000	17-Feb-23
2/17 VIEW STREET PASCOE VALE VIC 3044	$757,500	06-May-23
4/38 HAROLD STREET GLENROY VIC 3046	$740,000	15-Feb-23

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: 08 May 2023

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3/8 MAGNOLIA STREET OAK PARK VIC 3046

3 2 2

Sold Price **$730,000** Sold Date **17-Feb-23**

Distance **0.23km**



2/17 VIEW STREET PASCOE VALE VIC 3044

3 2 2

Sold Price RS **$757,500** Sold Date **06-May-23**

Distance **0.58km**



4/38 HAROLD STREET GLENROY VIC 3046

3 2 2

Sold Price **$740,000** Sold Date **15-Feb-23**

Distance **1.43km**

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

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