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	2/26 Ethel Street, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $859,000

Median sale price

Median price $675,000 Property Type Unit Suburb Oak Park

Period - From 01/01/2023 to 31/03/2023 Source REIV

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 six 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
1	1/10 Gregory St OAK PARK 3046	$900,000	03/03/2023
2	1/58 Park St PASCOE VALE 3044	$850,000	11/11/2022
3	1/42 Park St PASCOE VALE 3044	$820,000	23/01/2023

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 six months.~~

This Statement of Information was prepared on: 02/05/2023 09:07

2/26 Ethel Street, Oak Park Vic 3046

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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$859,000
Median Unit Price
March quarter 2023: $675,000

Comparable Properties



1/10 Gregory St OAK PARK 3046 (REI)

3 2 2

Price: $900,000
Method: Sold Before Auction
Date: 03/03/2023
Property Type: Townhouse (Res)

Agent Comments



1/58 Park St PASCOE VALE 3044 (REI/VG)

3 2 3

Price: $850,000
Method: Private Sale
Date: 11/11/2022
Property Type: Townhouse (Single)
Land Size: 281 sqm approx

Agent Comments



1/42 Park St PASCOE VALE 3044 (REI/VG)

3 2 2

Price: $820,000
Method: Private Sale
Date: 23/01/2023
Rooms: 7
Property Type: Townhouse (Res)

Agent Comments

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