Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 2/17 FLANNERY COURT 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 | $569,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $646,500 | Property type | Unit | Suburb | Oak Park |
| Period-from | 01 Aug 2023 | to | 31 Jul 2024 | Source | Corelogic |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---|---|---|
| 3/29 MARGARET STREET OAK PARK VIC 3046 | $618,000 | 13-Apr-24 |
| 1/28 YORK STREET GLENROY VIC 3046 | $610,000 | 23-Feb-24 |
| 3/33 WILLIAM STREET GLENROY VIC 3046 | $598,500 | 20-Apr-24 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 August 2024

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**3/29 MARGARET STREET OAK PARK VIC 3046**

2 1 1

Sold Price **$618,000** Sold Date **13-Apr-24**

Distance **1.31km**



**1/28 YORK STREET GLENROY VIC 3046**

2 1 1

Sold Price **$610,000** Sold Date **23-Feb-24**

Distance **1.31km**



**3/33 WILLIAM STREET GLENROY VIC 3046**

2 2 1

Sold Price **$598,500** Sold Date **20-Apr-24**

Distance **0.76km**

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

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