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	4/28 CURIE 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	$750,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,027,500	Property type	House	Suburb	Oak Park
Period-from	01 May 2024	to	30 Apr 2025	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
3/171 CUMBERLAND ROAD PASCOE VALE VIC 3044	$800,000	12-Jan-25
7A WALTER STREET HADFIELD VIC 3046	$812,000	24-Apr-25
1/87 TARANA AVENUE GLENROY VIC 3046	$780,000	14-Dec-24

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: 31 May 2025

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3/171 CUMBERLAND ROAD PASCOE VALE VIC 3044

3 2 1

Sold Price **$800,000** Sold Date **12-Jan-25**

Distance **1.64km**



7A WALTER STREET HADFIELD VIC 3046

3 2 1

Sold Price RS **$812,000** Sold Date **24-Apr-25**

Distance **1.89km**



1/87 TARANA AVENUE GLENROY VIC 3046

3 2 1

Sold Price **$780,000** Sold Date **14-Dec-24**

Distance **1.84km**

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

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