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	2/73 VINCENT STREET 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	$775,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	Unit	Suburb	Oak Park
Period-from	01 Apr 2022	to	31 Mar 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
1/58 PARK STREET PASCOE VALE VIC 3044	$850,000	04-Nov-22
1/7 THOR STREET STRATHMORE VIC 3041	$830,000	22-Oct-22
1/54 WATT AVENUE OAK PARK VIC 3046	$855,000	16-Nov-22

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: 05 April 2023

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1/58 PARK STREET PASCOE VALE VIC 3044

3 2 3

Sold Price **$850,000** Sold Date **04-Nov-22**

Distance **1.13km**



1/7 THOR STREET STRATHMORE VIC 3041

3 2 2

Sold Price **$830,000** Sold Date **22-Oct-22**

Distance **0.98km**



1/54 WATT AVENUE OAK PARK VIC 3046

3 2 2

Sold Price **$855,000** Sold Date **16-Nov-22**

Distance **1.43km**

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

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