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 Including suburb and postcode	3 JESSIE 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	$1,350,000	&	$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,027,500	Property type	House	Suburb	Oak Park
Period-from	01 Dec 2023	to	30 Nov 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
10 FORBES GROVE OAK PARK VIC 3046	$1,305,000	19 Dec 2024

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: 20 December 2024

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10 FORBES GROVE OAK PARK VIC 3046

Sold Price $1305,000 Sold Date 19 Dec 2024

4 2 1

Distance **0.57km**

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

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