

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/43 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 \$725,000 & \$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$655,000 *House *Unit X Suburb Oak Park

Period-from 01 Jul 2018 to 30 Jun 2019 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
1/43 Curie Avenue Oak Park VIC 3046	\$778,899	29-Mar-19
1/28 Curie Avenue Oak Park VIC 3046	\$785,000	01-Apr-19
1/2 Cartwright Street Oak Park VIC 3046	\$749,900	06-Apr-19

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.~~

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1/43 Curie Avenue Oak Park VIC 3046

 3  2  2

Sold Price

\$778,899

Sold Date

29-Mar-19

Distance

0.01km

1/28 Curie Avenue Oak Park VIC 3046

 3  2  1

Sold Price

\$785,000

Sold Date

01-Apr-19

Distance

0.08km



1/2 Cartwright Street Oak Park VIC 3046

 3  2  1

Sold Price

\$749,900

Sold Date

06-Apr-19

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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