

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

3/9 Edith 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

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Other

Suburb

Oak Park

Period-from

01 Nov 2018

to

31 Oct 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

12/3 Nerissa Grove Oak Park VIC 3046	\$621,000	15-Jun-19
3/18 Barina Road Oak Park VIC 3046	\$650,000	07-Sep-19
3/100 Winifred Street Oak Park VIC 3046	-\$681,000	24-Oct-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.~~

This Statement of Information was prepared on: 28 November 2019



12/3 Nerissa Grove Oak Park VIC 3046

 2  1  1

Sold Price

\$621,000

Sold Date

15-Jun-19

Distance

0.14km



3/18 Barina Road Oak Park VIC 3046

 2  2  1

Sold Price

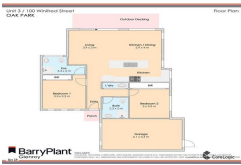
\$650,000

Sold Date

07-Sep-19

Distance

0.81km



3/100 Winifred Street Oak Park VIC 3046

 2  2  1

Sold Price

-\$681,000

Sold Date

24-Oct-19

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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