

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

9 Ridge Road 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

\$875,000

&

\$955,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

*House

X

*Unit

Suburb

Oak Park

Period-from

01 Aug 2018

to

31 Jul 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

49 Josephine St, Oak Park VIC 3046	\$975,000	14-Mar-19
2 Magnolia Street Oak Park VIC 3046	\$980,000	19-Jul-19
47 Xavier Street Oak Park VIC 3046	\$1,125,000	27-May-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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24A Victoria Street Oak Park VIC 3046

 4  2  2

Sold Price **\$950,000** Sold Date **07-Jul-18**

Distance **0.29km**



2 Magnolia Street Oak Park VIC 3046

 4  3  3

Sold Price **\$980,000** Sold Date **19-Jul-19**

Distance **1.08km**

47 Xavier Street Oak Park VIC 3046 Sold Price

- Sold Date -

 4  2  2

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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