

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

4/25 WATT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2022

to

31 Oct 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

2/16 GREVILLIA ROAD OAK PARK VIC 3046	\$760,000	08-Sep-23
1/5 PARDY STREET PASCOE VALE VIC 3044	\$770,000	06-Jun-23
8/15-17 CURIE AVENUE OAK PARK VIC 3046	\$750,000	13-May-23

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: 09 November 2023



**2/16 GREVILLIA ROAD OAK PARK
VIC 3046**

 3  2  1

Sold Price

\$760,000

Sold Date

08-Sep-23

Distance

0.23km



**1/5 PARDY STREET PASCOE VALE
VIC 3044**

 3  2  2

Sold Price

\$770,000

Sold Date

06-Jun-23

Distance

1.86km



**8/15-17 CURIE AVENUE OAK PARK
VIC 3046**

 3  2  2

Sold Price

\$750,000

Sold Date

13-May-23

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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