

# 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 Albert 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 \$765,000 & \$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$620,000 \*House  \*Unit X Suburb Oak Park

Period-from 01 Jan 2018 to 31 Dec 2018 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 six 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
21 Grevillia Road Oak Park VIC 3046	\$845,000	04-Aug-18
1/18 Curie Avenue Oak Park VIC 3046	\$800,000	25-Aug-18
1/41 Winifred Street Oak Park VIC 3046	\$750,000	10-Nov-18

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 six months.~~

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**21 Grevillia Road Oak Park VIC 3046**

 3  3  2

Sold Price **\$845,000** Sold Date **04-Aug-18**

Distance **0.25km**



**1/18 Curie Avenue Oak Park VIC 3046**

 3  2  1

Sold Price **\$800,000** Sold Date **25-Aug-18**

Distance **0.47km**



**1/41 Winifred Street Oak Park VIC 3046**

 3  3  2

Sold Price **\$750,000** Sold Date **10-Nov-18**

Distance **0.76km**

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