



STATEMENT OF INFORMATION

1B ALBERT STREET, OAK PARK, VIC-3046

PREPARED BY MORRIS DEL MONTE, 17 KING STREET IVANHOE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



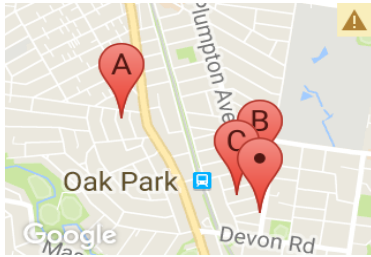
1B ALBERT STREET, OAK PARK, VIC 3046  2  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$650,000 to \$715,000**

MEDIAN SALE PRICE



OAK PARK, VIC, 3046

Suburb Median Sale Price (House)

\$875,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



4/20 RIDGE RD, OAK PARK, VIC 3046

 2  1  1

Sale Price

***\$560,000**

Sale Date: 22/02/2018

Distance from Property: 1.1km 



6/4 LEX GR, OAK PARK, VIC 3046

 2  1  1

Sale Price

***\$580,000**

Sale Date: 17/02/2018

Distance from Property: 274m 



3/24 MAGNOLIA ST, OAK PARK, VIC 3046

 2  1  1

Sale Price

***\$647,000**

Sale Date: 17/02/2018

Distance from Property: 193m 

This report has been compiled on 01/03/2018 by Morris Del Monte. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

1B ALBERT STREET, OAK PARK, VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$650,000 to \$715,000

Median sale price

Median price \$875,000

House

Unit

Suburb

OAK PARK

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
4/20 RIDGE RD, OAK PARK, VIC 3046	*\$560,000	22/02/2018
6/4 LEX GR, OAK PARK, VIC 3046	*\$580,000	17/02/2018
3/24 MAGNOLIA ST, OAK PARK, VIC 3046	*\$647,000	17/02/2018