

## 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

1B ALBERT STREET OAK PARK VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Sep 2022

to

31 Aug 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

4/10 LYTTON STREET GLENROY VIC 3046	\$680,000	25-Mar-23
2A DORSET ROAD PASCOE VALE VIC 3044	\$713,000	15-Apr-23
40A LIND STREET STRATHMORE VIC 3041	\$875,000	01-Oct-22

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: 29 September 2023



**4/10 LYTTON STREET GLENROY  
VIC 3046**

 2  1  2

Sold Price **\$680,000** Sold Date **25-Mar-23**

Distance **1.97km**



**2A DORSET ROAD PASCOE VALE  
VIC 3044**

 2  1  2

Sold Price <sup>RS</sup> **\$713,000** Sold Date **15-Apr-23**

Distance **2.2km**



**40A LIND STREET STRATHMORE  
VIC 3041**

 2  1  2

Sold Price **\$875,000** Sold Date **01-Oct-22**

Distance **1.46km**

RS = Recent sale      UN = Undisclosed Sale

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