

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

4/682 PASCOE VALE 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Apr 2024

to

31 Mar 2025

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

6/18 JOSEPHINE STREET OAK PARK VIC 3046	\$635,000	20-Mar-25
4/29 MARGARET STREET OAK PARK VIC 3046	\$640,000	04-Apr-25

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: 07 April 2025

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**6/18 JOSEPHINE STREET OAK
PARK VIC 3046**

 2  1  1

Sold Price

^{RS}

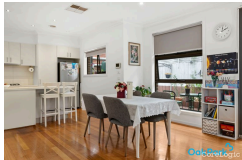
\$635,000

Sold Date

20-Mar-25

Distance

0.43km



**4/29 MARGARET STREET OAK
PARK VIC 3046**

 2  1  1

Sold Price

^{RS}

\$640,000

Sold Date

04-Apr-25

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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