

Statement of Information

Sections 47AF of the Estate Agents Act 1980

5/36 Josephine Street,
OAK PARK 3046

Unit



2 beds



1 baths



1 parking

Indicative selling price

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

**Range from \$410,000 -
\$450,000**

Median sale price

Median **Unit** for **OAK PARK** for period **Mar 2017 - Aug 2017**

Sourced from **PDOL**.

\$600,500

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 the most comparable to the property for sale.

2/38 Josephine Street,
Oak Park 3046

Price \$486,000 Sold 07 August 2017

4/4 Ethel Street,
Oak Park 3046

Price \$460,000 Sold 03 June 2017

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

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PDOL.

Contact agents

 **Melissa Xuereb**
Stockdale & Leggo

03 9306 0422
0418 770 313

melissa.xuereb@stockdaleleggo.com.au



Stockdale & Leggo Glenroy

201 Glenroy Road,
Glenroy VIC 3046