



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3/4 Clyde Court, OAK PARK 3046

Unit



2 beds



1 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$500,000 -  
\$550,000**

### Median sale price

Median **Unit** for **OAK PARK** for period **Mar 2017 - Sep 2017**  
Sourced from **PropertyData**.

**\$610,000**

### 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,** Price **\$486,000** Sold 05 August 2017  
OAK PARK 3046

**3/6-8 Clyde Court,** Price **\$497,500** Sold 02 September 2017  
OAK PARK 3046

**3/13 Sylvester Street,** Price **\$560,000** Sold 07 April 2017  
OAK PARK 3046

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 PropertyData.

### Contact agents

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