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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

19 Station Road Oak Park VIC 3046

3 1 2

### Indicative Selling Price

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

Range between \$725,000 - \$755,000

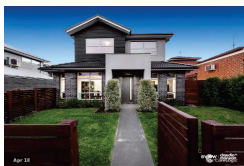
### Median Sale Price

\$648,500 Units in Oak park between Sep 2017 - Aug 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.

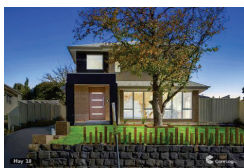


**1/29 Station Road Oak Park VIC 3046**

3 2 2

Sold Price **\$725,500** Sold Date **17-May-18**

Distance **0.21km**



**1/45 Xavier Street Oak Park VIC 3046**

3 2 2

Sold Price **\$807,500** Sold Date **02-Jun-18**

Distance **0.27km**



**1/18 Curie Avenue Oak Park VIC 3046**

3 2 1

Sold Price **\$800,000** Sold Date **25-Aug-18**

Distance **0.39km**

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