

Statement of Information



Single residential property located outside the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: UNIT 412 / 2 BAILEY CRESCENT

Suburb: OAK PARK

State: VIC

Postcode: 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: \$ 427,000 & \$ 440,000

Median sale price

Median price: \$ 637,750

Property type: Apartment

Suburb: Oak park

Period - From: 30 / 04 / 2025 to: 31 / 10 / 2025 Source: Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 <u>303/2 BAILEY CRESCENT OAK PARK VIC 3046</u>	<u>\$ 429,000</u>	<u>18 / 06 / 2025</u>
2 <u>301/437 GAFFNEY STREET PASCOE VALE VIC 3044</u>	<u>\$ 365,000</u>	<u>04 / 10 / 2025</u>
3 <u>8/16 MURRELL STREET GLENROY VIC 3046</u>	<u>\$ 290,000</u>	<u>30 / 06 / 2025</u>

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 31 October 2025