

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

1/106 SNELL GROVE 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Sep 2021

to

31 Aug 2022

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

4/30 GLADSTONE PARADE GLENROY VIC 3046	\$480,000	25-Aug-22
2/730 PASCOE VALE ROAD GLENROY VIC 3046	\$492,500	21-Jun-22
8/40-42 CHAPMAN AVENUE GLENROY VIC 3046	\$485,000	16-Jun-22

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: 05 September 2022



**4/30 GLADSTONE PARADE
GLENROY VIC 3046**

2 1 1

Sold Price

^{RS}

\$480,000

Sold Date

25-Aug-22

Distance

1.52km



**2/730 PASCOE VALE ROAD
GLENROY VIC 3046**

2 1 1

Sold Price

\$492,500

Sold Date

21-Jun-22

Distance

0.83km



**8/40-42 CHAPMAN AVENUE
GLENROY VIC 3046**

2 1 2

Sold Price

\$485,000

Sold Date

16-Jun-22

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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