

## 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

24 NERISSA GROVE OAK PARK VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$910,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

Other

Suburb

Oak Park

Period-from

01 Oct 2021

to

30 Sep 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

561 PASCOE VALE ROAD PASCOE VALE VIC 3044	\$885,000	27-Apr-22
14 KERR AVENUE OAK PARK VIC 3046	\$950,000	20-Aug-22
99 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$1,000,000	07-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: 01 October 2022



**561 PASCOE VALE ROAD PASCOE VALE VIC 3044**

3 1 3

Sold Price

<sup>RS</sup> **\$885,000** <sup>UN</sup>

Sold Date **27-Apr-22**

Distance **0.68km**



**14 KERR AVENUE OAK PARK VIC 3046**

3 1 4

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date **20-Aug-22**

Distance **1.13km**



**99 CUMBERLAND ROAD PASCOE VALE VIC 3044**

3 1 2

Sold Price

**\$1,000,000**

Sold Date **07-Jun-22**

Distance **1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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