

## 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

3/3 XAVIER STREET OAK PARK VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jun 2023

to

31 May 2024

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

2/19 DEVON ROAD PASCOE VALE VIC 3044

\$665,000

11-May-24

3/4 ILLAWARRA STREET GLENROY VIC 3046

\$715,000

20-Mar-24

2/8 WHEATSHEAF ROAD GLENROY VIC 3046

\$590,000

13-Apr-24

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: 19 June 2024



**2/19 DEVON ROAD PASCOE VALE  
VIC 3044**

 3  2  1

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**11-May-24**

Distance

**0.61km**



**3/4 ILLAWARRA STREET  
GLENROY VIC 3046**

 3  2  1

Sold Price

**\$715,000**

Sold Date

**20-Mar-24**

Distance

**1.3km**



**2/8 WHEATSHEAF ROAD  
GLENROY VIC 3046**

 3  2  1

Sold Price

**\$590,000**

Sold Date

**13-Apr-24**

Distance

**1.44km**



**2/39 GRANDVIEW STREET  
GLENROY VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**14-May-24**

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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