

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

4/15 Nerissa 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

\$615,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$929,000

Property type

Other

Suburb

Oak Park

Period-from

01 Jul 2020

to

30 Jun 2021

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

2/43 Snell Grove Oak Park VIC 3046	\$660,000	05-Jun-21
3/58 Snell Grove Oak Park VIC 3046	\$625,000	30-Mar-21
3/34 Grevillia Road Oak Park VIC 3046	\$582,000	04-May-21

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: 22 July 2021



2/43 Snell Grove Oak Park VIC 3046

 2  1  1

Sold Price

^{RS}

\$660,000

Sold Date

05-Jun-21

Distance

0.48km



3/58 Snell Grove Oak Park VIC 3046

 2  1  1

Sold Price

\$625,000

Sold Date

30-Mar-21

Distance

0.56km



3/34 Grevillia Road Oak Park VIC 3046

 2  2  1

Sold Price

\$582,000

Sold Date

04-May-21

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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