

96 Snell Grove, Oak Park Vic 3046



4 Bed 2 Bath 4 Car

Property Type: House (Previously Occupied – Detached)

Land Size: 720m² approx

Indicative Selling Price

\$1,490,000

Median House Price

September Quarter 2017: \$973,000

Agent Comments: Double Storey weatherboard home on a large block of 720m². Located in the residential growth zone.

Comparable Properties



1 Northumberland Road, Pascoe Vale 3044 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,620,000

Method: Auction Sale

Date: 23/09/2017

Property Type: House (Res)

Land Size: 724m² approx

Agent Comments: Similar land component, weatherboard home, less number of bedrooms. Located within Strathmore School Zone.



220 Waterloo Road, Oak Park 3046 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,530,000

Method: Private Sale

Date: 25/05/2017

Property Type: House

Land Size: 730m² approx

Agent Comments: Similar land component, sold with plans and permits for 7 dwellings.



15 Nerissa Grove, Oak Park 3046 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,440,000

Method: Private Sale

Date: 09/08/2017

Property Type: House (Res)

Agent Comments: Similar land component, similar accommodation, brick build.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

96 Snell Grove, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$973,000 House ☒ Suburb or locality Oak Park

Period - From 27/04/2017 to 31/10/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Northumberland Road, PASCOE VALE 3044	\$1,620,000	23/09/2017
220 Waterloo Road, OAK PARK 3046	\$1,530,000	25/05/2017
15 Nerissa Grove, OAK PARK 3046	\$1,440,000	09/08/2017