

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

21 Grevillia Road, Oak Park Vic 3046

Indicative selling price

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

Range between \$920,000 & \$1,010,000

Median sale price

Median price \$1,181,000 Property Type House Suburb Oak Park

Period - From 01/07/2021 to 30/09/2021 Source REIV

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 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	1/15 Austin Cr PASCOE VALE 3044	\$1,006,000	07/09/2021
2	1/2a Devon Rd PASCOE VALE 3044	\$960,000	03/08/2021
3	19 Grevillia Rd OAK PARK 3046	\$949,000	10/11/2021

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 six months.~~

This Statement of Information was prepared on:

26/11/2021 14:46

21 Grevillia Road, Oak Park Vic 3046

Lisa Roberts

03 9347 1170

0413 265 362

lisa.roberts@belleproperty.com

Indicative Selling Price

\$920,000 - \$1,010,000

Median House Price

September quarter 2021: \$1,181,000



4 2 2

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/15 Austin Cr PASCOE VALE 3044 (REI/VG)

Agent Comments

3 2 2

Price: \$1,006,000

Method: Sold Before Auction

Date: 07/09/2021

Property Type: Townhouse (Res)



1/2a Devon Rd PASCOE VALE 3044 (REI/VG)

Agent Comments

4 3 2

Price: \$960,000

Method: Private Sale

Date: 03/08/2021

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 226 sqm approx



19 Grevillia Rd OAK PARK 3046 (REI)

Agent Comments

4 3 2

Price: \$949,000

Method: Private Sale

Date: 10/11/2021

Property Type: House

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.