

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/98 SNELL GROVE 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

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Oak Park

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

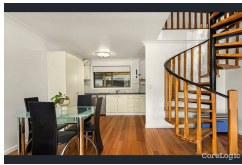
Date of sale

3/699 PASCOE VALE ROAD GLENROY VIC 3046	\$505,000	03-Feb-24
2/7 GLADSTONE PARADE GLENROY VIC 3046	\$480,000	30-Apr-24
4/7 GLADSTONE PARADE GLENROY VIC 3046	\$470,000	06-Feb-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 May 2024



**3/699 PASCOE VALE ROAD  
GLENROY VIC 3046**

 2  2  1

Sold Price

<sup>RS</sup>

**\$505,000**

Sold Date

**03-Feb-24**

Distance

**0.94km**



**2/7 GLADSTONE PARADE  
GLENROY VIC 3046**

 2  2  1

Sold Price

<sup>RS</sup>

**\$480,000**

Sold Date

**30-Apr-24**

Distance

**1.37km**



**4/7 GLADSTONE PARADE  
GLENROY VIC 3046**

 2  2  1

Sold Price

<sup>RS</sup>

**\$470,000**

Sold Date

**06-Feb-24**

Distance

**1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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