

## 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

3/14 Lex Grove Oak Park VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2020

to

31 Oct 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

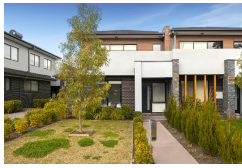
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2/15-17 Curie Avenue Oak Park VIC 3046   | \$725,000 | 17-Sep-21 |
| 5/23 Watt Avenue Oak Park VIC 3046       | \$753,000 | 23-Jul-21 |
| 2/12 Callander Road Pascoe Vale VIC 3044 | \$645,000 | 03-Oct-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: 23 November 2021



**2/15-17 Curie Avenue Oak Park VIC 3046**

Sold Price

**\$725,000**

Sold Date

**17-Sep-21**

3

2

2

Distance

**0.14km**



**5/23 Watt Avenue Oak Park VIC 3046**

Sold Price

**\$753,000**

Sold Date

**23-Jul-21**

3

2

2

Distance

**0.27km**



**2/12 Callander Road Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date

**03-Oct-21**

2

1

1

Distance

**0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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