

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

3/15-17 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

\$595,000

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$993,500

Property type

Other

Suburb

Oak Park

Period-from

01 Dec 2020

to

31 Sep 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

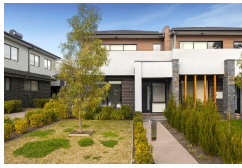
Date of sale

2/15-17 Curie Avenue Oak Park VIC 3046	\$725,000	17-Sep-21
1/16 Albert Street Oak Park VIC 3046	\$865,000	08-Aug-21
4/25 Ethel Street Oak Park VIC 3046	\$815,000	12-Jul-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: 28 September 2021



2/15-17 Curie Avenue Oak Park VIC 3046 Sold Price ^{RS} **\$725,000** Sold Date **17-Sep-21**
3 2 2 Distance **0.36km**



1/16 Albert Street Oak Park VIC 3046 Sold Price **\$865,000** Sold Date **08-Aug-21**
3 2 1 Distance **0.13km**



4/25 Ethel Street Oak Park VIC 3046 Sold Price **\$815,000** Sold Date **12-Jul-21**
3 2 2 Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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