

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

8/23 WATT AVENUE 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

\$625,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/43 SNELL GROVE OAK PARK VIC 3046	\$610,000	20-Sep-22
7/36 GREVILLIA ROAD OAK PARK VIC 3046	\$660,000	16-Nov-22
2/27 NERISSA GROVE OAK PARK VIC 3046	\$705,500	16-Jun-22

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: 16 March 2023



3/43 SNELL GROVE OAK PARK VIC 3046

Sold Price

\$610,000 Sold Date **20-Sep-22**

 2  1  1

Distance **0.13km**



7/36 GREVILLIA ROAD OAK PARK VIC 3046

Sold Price

^{RS} **\$660,000** Sold Date **16-Nov-22**

 2  1  1

Distance **0.03km**



2/27 NERISSA GROVE OAK PARK VIC 3046

Sold Price

\$705,500 Sold Date **16-Jun-22**

 2  1  2

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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