

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

1/94 Snell 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/100 Snell Grove Oak Park VIC 3046	\$740,000	09-Aug-19
3/16 Grevillia Road Oak Park VIC 3046	\$770,000	15-Nov-19
2/18 Barina Road Oak Park VIC 3046	\$751,000	05-Oct-19

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: 19 November 2019



1/100 Snell Grove Oak Park VIC 3046

 3  2  1

Sold Price **\$740,000** Sold Date **09-Aug-19**

Distance **0.05km**



3/16 Grevillia Road Oak Park VIC 3046

 3  2  1

Sold Price **\$770,000** Sold Date **15-Nov-19**

Distance **0.41km**



2/18 Barina Road Oak Park VIC 3046

 3  2  1

Sold Price **\$751,000** Sold Date **05-Oct-19**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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