

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

3/4 LEX 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Dec 2022

to

30 Nov 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

2/38 GREVILLIA ROAD OAK PARK VIC 3046	\$560,000	25-May-23
4/21 CARTWRIGHT STREET OAK PARK VIC 3046	\$600,000	04-Aug-23
4/1 MARGARET STREET OAK PARK VIC 3046	\$657,500	08-Jul-23

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: 14 December 2023



**2/38 GREVILLIA ROAD OAK PARK
VIC 3046**

Sold Price

\$560,000

Sold Date

25-May-23

 2

 1

 1

Distance

0.1km



**4/21 CARTWRIGHT STREET OAK
PARK VIC 3046**

Sold Price

\$600,000

Sold Date

04-Aug-23

 2

 1

 1

Distance

0.78km



**4/1 MARGARET STREET OAK PARK
VIC 3046**

Sold Price

\$657,500

Sold Date

08-Jul-23

 2

 1

 2

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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