

## 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

7/656 PASCOE VALE ROAD 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

\$500,000

&

\$550,000

### 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

5/8 JOHN STREET OAK PARK VIC 3046	\$515,000	25-Aug-22
8/25-27 CARTWRIGHT STREET OAK PARK VIC 3046	\$525,000	13-Oct-22
3/43 SNELL GROVE OAK PARK VIC 3046	\$610,000	20-Sep-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: 17 March 2023



**5/8 JOHN STREET OAK PARK VIC 3046**

Sold Price

**\$515,000**

Sold Date **25-Aug-22**

 2  1  1

Distance **0.77km**



**8/25-27 CARTWRIGHT STREET OAK PARK VIC 3046**

Sold Price

**\$525,000**

Sold Date **13-Oct-22**

 2  1  1

Distance **0.42km**



**3/43 SNELL GROVE OAK PARK VIC 3046**

Sold Price

**\$610,000**

Sold Date **20-Sep-22**

 2  1  1

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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