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	3/77 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	$625,000	&	$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Oak Park
Period-from	01 Oct 2020	to	30 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
3/1 Murphy Street Oak Park VIC 3046	$675,000	16-Sep-21
3/232 Waterloo Road Oak Park VIC 3046	$675,000	14-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.~~

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2/15-17 Curie Avenue Oak Park VIC 3046

3 2 2

Sold Price RS **$725,000** Sold Date **17-Sep-21**

Distance **0.18km**

3/1 Murphy Street Oak Park VIC 3046

2 1 1

Sold Price RS **$675,000** Sold Date **16-Sep-21**

Distance **0.49km**

3/232 Waterloo Road Oak Park VIC 3046

3 2 2

Sold Price **$675,000** Sold Date **14-Jul-21**

Distance **0.3km**

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

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