

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

6 GREVILLIA ROAD 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

\$955,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

House

Suburb

Oak Park

Period-from

01 Apr 2021

to

31 Mar 2022

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

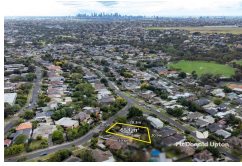
Date of sale

3 ASH GROVE OAK PARK VIC 3046	\$1,000,000	08-Apr-22
13 CHARLOTTE STREET OAK PARK VIC 3046	\$1,166,000	23-Mar-22
12 LEX GROVE OAK PARK VIC 3046	\$1,305,000	09-Feb-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: 21 April 2022



3 ASH GROVE OAK PARK VIC 3046 Sold Price ^{RS} **\$1,000,000** Sold Date **08-Apr-22**

 3  2  1

Distance **1.31km**



13 CHARLOTTE STREET OAK PARK VIC 3046 Sold Price ^{RS} **\$1,166,000** Sold Date **23-Mar-22**

 2  1  2

Distance **0.73km**



12 LEX GROVE OAK PARK VIC 3046 Sold Price ^{RS} **\$1,305,000** Sold Date **09-Feb-22**

 3  1  2

Distance **0.36km**

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

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