

## 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

16 GRANDISON GROVE OAK PARK VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,175,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

Other

Suburb

Oak Park

Period-from

01 Jul 2022

to

30 Jun 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

1/26 ETHEL STREET OAK PARK VIC 3046	\$903,000	22-Mar-23
46 ARNDT ROAD OAK PARK VIC 3046	\$1,250,000	27-Apr-23
13 RIDGE ROAD OAK PARK VIC 3046	\$1,621,000	19-Nov-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: 10 July 2023



**1/26 ETHEL STREET OAK PARK VIC 3046**

Sold Price

**\$903,000**

Sold Date

**22-Mar-23**

 4  4  2

Distance

**0.91km**



**46 ARNDT ROAD OAK PARK VIC 3046**

Sold Price

**\$1,250,000**

Sold Date

**27-Apr-23**

 2  -  -

Distance

**1.42km**



**13 RIDGE ROAD OAK PARK VIC 3046**

Sold Price

**\$1,621,000**

Sold Date

**19-Nov-22**

 4  2  3

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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