

## 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

8/15 NERISSA 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

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Oak Park

Period-from

01 May 2022

to

30 Apr 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

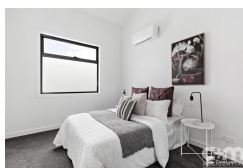
Date of sale

2/23 STATION ROAD OAK PARK VIC 3046	\$595,000	08-Feb-23
3/94 SNELL GROVE OAK PARK VIC 3046	\$600,000	25-Mar-23
3/9 EDITH STREET OAK PARK VIC 3046	\$645,000	13-Apr-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: 18 May 2023



**2/23 STATION ROAD OAK PARK VIC 3046**

Sold Price

**\$595,000**

Sold Date **08-Feb-23**

 2  2  1

Distance **0.59km**



**3/94 SNELL GROVE OAK PARK VIC 3046**

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **25-Mar-23**

 2  2  1

Distance **0.29km**



**3/9 EDITH STREET OAK PARK VIC 3046**

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date **13-Apr-23**

 2  2  2

Distance **0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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