

## 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

5/20 Grevillia 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

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jul 2019

to

30 Jun 2020

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

3/42 Winifred Street Oak Park VIC 3046	\$565,000	01-Apr-20
2/25-27 Cartwright Street Oak Park VIC 3046	\$485,000	22-Feb-20
3/62 Snell Grove Oak Park VIC 3046	\$455,000	22-Feb-20

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 2020



**3/42 Winifred Street Oak Park VIC 3046**

Sold Price

**\$565,000**

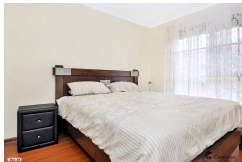
Sold Date

**01-Apr-20**

 2  1  1

Distance

**1km**



**2/25-27 Cartwright Street Oak Park VIC 3046**

Sold Price

**\$485,000**

Sold Date

**22-Feb-20**

 2  1  1

Distance

**1km**



**3/62 Snell Grove Oak Park VIC 3046**

Sold Price

**\$455,000**

Sold Date

**22-Feb-20**

 2  1  1

Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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