

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

9/15 NERISSA 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

Unit

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

12/15 NERISSA GROVE OAK PARK VIC 3046	\$675,000	18-Jan-22
1/4 ALBERT STREET OAK PARK VIC 3046	\$674,000	26-Feb-22
3/15 NERISSA GROVE OAK PARK VIC 3046	\$620,000	01-Apr-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: 08 April 2022



**12/15 NERISSA GROVE OAK PARK
VIC 3046**

 2  2  1

Sold Price

\$675,000

Sold Date

18-Jan-22

Distance

0.02km



**1/4 ALBERT STREET OAK PARK
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$674,000** ^{UN}

Sold Date

26-Feb-22

Distance

0.23km



**3/15 NERISSA GROVE OAK PARK
VIC 3046**

 2  2  1

Sold Price

^{RS} **\$620,000**

Sold Date

01-Apr-22

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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