

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

3/21 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

\$660,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/40 CURIE AVENUE OAK PARK VIC 3046	\$655,000	10-Nov-23
2/3 CURIE AVENUE OAK PARK VIC 3046	\$725,000	06-Sep-23
4/2 CARTWRIGHT STREET OAK PARK VIC 3046	\$698,500	24-Nov-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: 16 February 2024



**2/40 CURIE AVENUE OAK PARK
VIC 3046**

 2  2  1

Sold Price

\$655,000

Sold Date **10-Nov-23**

Distance **0.31km**



**2/3 CURIE AVENUE OAK PARK VIC
3046**

 2  2  1

Sold Price

\$725,000

Sold Date **06-Sep-23**

Distance **0.45km**



**4/2 CARTWRIGHT STREET OAK
PARK VIC 3046**

 3  2  1

Sold Price

^{RS} **\$698,500**

Sold Date **24-Nov-23**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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