

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

1/81 Snell Grove, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price ~~\$410,000~~ **\$395,000**

Median sale price

Median price \$640,000

House

Unit

X

Suburb

Oak Park

Period - From 01/01/2018

to

31/03/2018

Source REIV

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 six 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	2/91 Park St PASCOE VALE 3044	\$490,000	08/12/2017
2	7/2 Salisbury St GLENROY 3046	\$390,000	17/04/2018
3	8/59-61 Rhodes Pde OAK PARK 3046	\$343,000	01/02/2018

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 six months.



2
 1
 Single garage

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$410,000

Median Unit Price

March quarter 2018: \$640,000

Comparable Properties



2/91 Park St PASCOE VALE 3044 (REI)

Agent Comments

2
 1
 1

Price: \$490,000

Method: Sold Before Auction

Date: 08/12/2017

Rooms: -

Property Type: Unit



7/2 Salisbury St GLENROY 3046 (VG)

Agent Comments

2
 -
 -

Price: \$390,000

Method: Sale

Date: 17/04/2018

Rooms: -

Property Type: Strata Unit/Flat



8/59-61 Rhodes Pde OAK PARK 3046 (VG)

Agent Comments

2
 -
 -

Price: \$343,000

Method: Sale

Date: 01/02/2018

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit