

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	1/81 Snell Grove, Oak Park Vic 3046
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$640,000	Hou	Ise	Unit	Х	Suburk	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.

Ad	dress 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.





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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)





Price: \$490,000

Method: Sold Before Auction

Date: 08/12/2017

Rooms: -

Property Type: Unit

Agent Comments









Price: \$390,000 Method: Sale Date: 17/04/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



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



Price: \$343,000 Method: Sale Date: 01/02/2018

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments

Account - A E Gibson & Co (Professionals) | P: 03 93060255





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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