

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

4/81 Snell 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Dec 2019

to

30 Nov 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

4/19 Winifred Street Oak Park VIC 3046	\$585,000	25-Sep-20
4/627 Pascoe Vale Road Oak Park VIC 3046	\$510,000	28-Apr-20
3/42 Winifred Street Oak Park VIC 3046	\$565,000	01-Apr-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: 03 December 2020



4/19 Winifred Street Oak Park VIC 3046

Sold Price

RS

\$585,000

Sold Date

25-Sep-20

 2

 1

 2

Distance

0.61km



4/627 Pascoe Vale Road Oak Park VIC 3046

Sold Price

\$510,000

Sold Date

28-Apr-20

 2

 1

 1

Distance

0.39km



3/42 Winifred Street Oak Park VIC 3046

Sold Price

\$565,000

Sold Date

01-Apr-20

 2

 1

 1

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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