

## 15 Nerissa Grove, Oak Park 3046



**4 Bed 2 Bath 2 Car**

**Property Type:** House (Previously Occupied – Detached)

**Indicative Selling Price**

\$1,500,000

**Median House Price**

Year ending March 2017: \$865,000

## Comparable Properties



**3 Hazel Grove, Pascoe Vale 3044 (REI)**

**3 Bed 1 Bath 2 Car**

**Price:** \$1,465,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Property Type:** House (Res)

**Land Size:** 956 sqm

**Agent Comments:** Dated internally, larger land size, brick construction



**11 Xavier Street, Oak Park 3046 (REI)**

**5 Bed 3 Bath 3 Car**

**Price:** \$1,306,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Property Type:** House (Res)

**Land Size:** 700 sqm

**Agent Comments:** Brick construction, double story layout, smaller land size



**39 Willonga Street, Strathmore 3041 (REI)**

**4 Beds 2 Bath 2 Car**

**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Property Type:** House (Res)

**Land Size:** 830 sqm

**Agent Comments:** Corner block, similar size, brick construction

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address Including suburb or locality and postcode	15 Nerissa Grove, Oak Park
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$865,000	House	<input checked="" type="checkbox"/>	Suburb or locality	Oak Park
Period - From	01/04/2016	to	31/03/2017	Source	REIV

#### Comparable property sales

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
3 Hazel Grove, Pascoe Vale 3044	\$1,465,000	04/03/2017
11 Xavier Street, Oak Park 3046	\$1,306,000	20/05/2017
39 Willonga Street, Strathmore 3041	\$1,301,000	01/04/2017