

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

2/38 GREVILLIA ROAD 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 May 2022

to

30 Apr 2023

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

3/3 JUSTIN AVENUE GLENROY VIC 3046	\$580,000	29-May-22
4/23 PROSPECT STREET GLENROY VIC 3046	\$575,000	27-Apr-22
1/3 WIDFORD STREET GLENROY VIC 3046	\$545,000	18-Mar-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: 10 May 2023

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**3/3 JUSTIN AVENUE GLENROY VIC 3046**

Sold Price

\$580,000 Sold Date **29-May-22** 2  1  1Distance **1.45km****4/23 PROSPECT STREET GLENROY VIC 3046**

Sold Price

\$575,000 Sold Date **27-Apr-22** 2  1  1Distance **1.52km****1/3 WIDFORD STREET GLENROY VIC 3046**

Sold Price

^{RS} **\$545,000** Sold Date **18-Mar-23** 3  1  2Distance **1.53km****RS** = Recent sale**UN** = Undisclosed Sale

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