

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

3/682 Pascoe Vale 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Jan 2021

to

31 Dec 2021

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

4/662 Pascoe Vale Road Oak Park VIC 3046	\$600,500	07-Dec-21
3/100 Snell Grove Oak Park VIC 3046	\$575,000	15-Oct-21
5/11-13 Jessie Street Oak Park VIC 3046	\$645,000	12-Oct-21

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: 27 January 2022



4/662 Pascoe Vale Road Oak Park VIC 3046

 2
  2
  1

Sold Price

^{RS} \$600,500

Sold Date

07-Dec-21

Distance

0.19km



3/100 Snell Grove Oak Park VIC 3046

 2
  2
  1

Sold Price

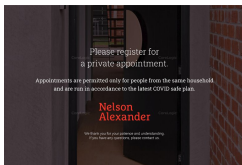
^{RS} \$575,000

Sold Date

15-Oct-21

Distance

0.48km



5/11-13 Jessie Street Oak Park VIC 3046

 2
  1
  2

Sold Price

\$645,000

Sold Date

12-Oct-21

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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