



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/64 Snell Grove,  
OAK PARK 3046**

Villa  
2 beds 1 baths 1 parking

### Indicative selling price

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

**Range \$540,000 - \$590,000**

### Median sale price

Median **Villa** for **OAK PARK** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$630,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2/64 Snell Grove,**  
Oak Park 3046

**Price \$601,000** Sold 12  
October 2019

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**Price** Sold 13 October 2019

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**Price** Sold 08 August 2019

This Statement of Information was prepared on 14th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Glenroy

2/789 Pascoe Vale Road,  
Glenroy VIC 3046

### Contact agents



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**RayWhite**