

## 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

5A Gregory Street Oak Park VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$920,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Oak Park

Period-from

01 May 2020

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 2/65 Austin Crescent Pascoe Vale VIC 3044 | \$915,000 | 08-Dec-20 |
| 4/349 Napier Street Strathmore VIC 3041   | \$880,000 | 01-Feb-21 |
| 2/58 Pleasant Street Pascoe Vale VIC 3044 | \$920,000 | 15-Apr-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: 03 May 2021



**2/65 Austin Crescent Pascoe Vale  
VIC 3044**

 3  2  1

Sold Price

**\$915,000**

Sold Date **08-Dec-20**

Distance **1.32km**



**4/349 Napier Street Strathmore  
VIC 3041**

 3  2  2

Sold Price

**\$880,000**

Sold Date **01-Feb-21**

Distance **1.34km**



**2/58 Pleasant Street Pascoe Vale  
VIC 3044**

 3  2  2

Sold Price

<sup>RS</sup> **\$920,000**

Sold Date **15-Apr-21**

Distance **1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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