

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/11 LEX GROVE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,750

Property type

Unit

Suburb

Oak Park

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/29 STATION ROAD OAK PARK VIC 3046	\$627,500	05-Oct-24
4/3 LEX GROVE OAK PARK VIC 3046	\$630,000	21-Sep-24
3/18 JESSIE STREET OAK PARK VIC 3046	\$650,000	10-Dec-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 24 February 2025



**2/29 STATION ROAD OAK PARK
VIC 3046**

 2  1  1

Sold Price

\$627,500

Sold Date **05-Oct-24**

Distance **0.65km**



**4/3 LEX GROVE OAK PARK VIC
3046**

 2  1  1

Sold Price

\$630,000

Sold Date **21-Sep-24**

Distance **0.07km**



**3/18 JESSIE STREET OAK PARK
VIC 3046**

 2  1  1

Sold Price

\$650,000

Sold Date **10-Dec-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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