

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

4/98 SNELL 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Apr 2024

to

31 Mar 2025

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

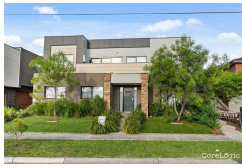
Date of sale

10/148 WATERLOO ROAD OAK PARK VIC 3046	\$500,000	19-Dec-24
5/158 WATERLOO ROAD OAK PARK VIC 3046	\$512,000	17-Oct-24

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: 29 April 2025



**10/148 WATERLOO ROAD OAK
PARK VIC 3046**

 2  2  1

Sold Price **\$500,000** Sold Date **19-Dec-24**

Distance **0.38km**



**5/158 WATERLOO ROAD OAK
PARK VIC 3046**

 2  2  1

Sold Price **\$512,000** Sold Date **17-Oct-24**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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