

## 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

1/21 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

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/14 GREGORY STREET OAK PARK VIC 3046	\$735,000	23-Jun-23
1/21 LEX GROVE OAK PARK VIC 3046	\$710,000	01-Nov-23
2/37 DANIN STREET PASCOE VALE VIC 3044	\$745,000	02-Aug-23

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 November 2023

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**3/14 GREGORY STREET OAK PARK VIC 3046** Sold Price

**\$735,000** Sold Date **23-Jun-23**

 3  1  1

Distance **0.13km**



**1/21 LEX GROVE OAK PARK VIC 3046** Sold Price

<sup>RS</sup> **\$710,000** Sold Date **01-Nov-23**

 3  1  2

Distance **0.82km**



**2/37 DANIN STREET PASCOE VALE VIC 3044** Sold Price

<sup>RS</sup> **\$745,000** Sold Date **02-Aug-23**

 3  1  2

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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