

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

16A GRANDISON 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

\$1,250,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$976,250

Property type

Other

Suburb

Oak Park

Period-from

01 Oct 2022

to

30 Sep 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

1/2 FRANCIS STREET OAK PARK VIC 3046	\$1,150,000	07-Jul-23
16 GRANDISON GROVE OAK PARK VIC 3046	\$1,195,000	06-Sep-23
46 ARNDT ROAD OAK PARK VIC 3046	\$1,250,000	27-Apr-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: 02 October 2023

**1/2 FRANCIS STREET OAK PARK
VIC 3046**

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Sold Price

^{RS} **\$1,150,000**

Sold Date

07-Jul-23

Distance

0.45km**16 GRANDISON GROVE OAK PARK
VIC 3046**

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Sold Price

^{RS} **\$1,195,000** ^{UN}

Sold Date

06-Sep-23

Distance

0km**46 ARNDT ROAD OAK PARK VIC
3046**

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Sold Price

\$1,250,000

Sold Date

27-Apr-23

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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