

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

2/21 NERISSA 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

\$830,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

Other

Suburb

Oak Park

Period-from

01 Mar 2023

to

29 Feb 2024

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

18A WATT AVENUE OAK PARK VIC 3046	\$840,000	06-Dec-23
1/45 WINIFRED STREET OAK PARK VIC 3046	\$846,000	09-Sep-23
4/21 NERISSA GROVE OAK PARK VIC 3046	\$862,500	03-Feb-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: 05 March 2024

 <p>RENTAL ESTIMATE \$450 - \$700 PER WEEK LIKE MORE INFO? CONTACT JENNY YOUR LOCAL RENTAL EXPERT 0420 994 255 JENNY@CPLUSM.COM.AU</p>	18A WATT AVENUE OAK PARK VIC 3046	Sold Price	\$840,000	Sold Date 06-Dec-23
	 3  2  1			Distance 0.5km
	1/45 WINIFRED STREET OAK PARK VIC 3046	Sold Price	\$846,000	Sold Date 09-Sep-23
	 3  2  2			Distance 0.7km
	4/21 NERISSA GROVE OAK PARK VIC 3046	Sold Price	^{RS} \$862,500	Sold Date 03-Feb-24
	 3  2  2			Distance 0.02km

RS = Recent sale UN = Undisclosed Sale

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