

## 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

3/21 NERISSA GROVE 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

\$725,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

Other

Suburb

Oak Park

Period-from

01 Jan 2023

to

31 Dec 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

2/40 CURIE AVENUE OAK PARK VIC 3046	\$655,000	10-Nov-23
4/3 CURIE AVENUE OAK PARK VIC 3046	\$690,000	21-Oct-23
2/3 CURIE AVENUE OAK PARK VIC 3046	\$725,000	06-Sep-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: 10 January 2024

**2/40 CURIE AVENUE OAK PARK  
VIC 3046**

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Sold Price

**\$655,000**

Sold Date

**10-Nov-23**

Distance

**0.31km****4/3 CURIE AVENUE OAK PARK VIC  
3046**

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Sold Price

**\$690,000**

Sold Date

**21-Oct-23**

Distance

**0.44km****2/3 CURIE AVENUE OAK PARK VIC  
3046**

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Sold Price

**\$725,000**

Sold Date

**06-Sep-23**

Distance

**0.45km**

RS = Recent sale

UN = Undisclosed Sale

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