

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

3/4 LEX 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

\$545,000

&

\$595,000

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

2/38 GREVILLIA ROAD OAK PARK VIC 3046	\$560,000	25-May-23
4/21 CARTWRIGHT STREET OAK PARK VIC 3046	\$600,000	04-Aug-23
4/1 MARGARET STREET OAK PARK VIC 3046	\$657,500	08-Jul-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: 15 November 2023



2/38 GREVILLIA ROAD OAK PARK VIC 3046 Sold Price **\$560,000** Sold Date **25-May-23**

2 1 1

Distance **0.1km**



4/21 CARTWRIGHT STREET OAK PARK VIC 3046 Sold Price **\$600,000** Sold Date **04-Aug-23**

2 1 1

Distance **0.79km**



4/1 MARGARET STREET OAK PARK VIC 3046 Sold Price **\$657,500** Sold Date **08-Jul-23**

2 1 2

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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