

## 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

4/21 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

\$825,000

&

\$865,000

### 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

8/15-17 CURIE AVENUE OAK PARK VIC 3046	\$750,000	13-May-23
41A WATT AVENUE OAK PARK VIC 3046	\$799,000	30-Nov-23
18A WATT AVENUE OAK PARK VIC 3046	\$840,000	07-Dec-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



**8/15-17 CURIE AVENUE OAK PARK VIC 3046** Sold Price **\$750,000** Sold Date **13-May-23**

3 2 2

Distance **0.37km**



**41A WATT AVENUE OAK PARK VIC 3046** Sold Price <sup>RS</sup> **\$799,000** Sold Date **30-Nov-23**

3 2 2

Distance **0.58km**



**18A WATT AVENUE OAK PARK VIC 3046** Sold Price <sup>RS</sup> **\$840,000** Sold Date **07-Dec-23**

3 2 1

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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