

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

4/38 GREVILLIA ROAD 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

\$540,000

&

\$580,000

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

5/38 GREVILLIA ROAD OAK PARK VIC 3046	\$560,000	14-Sep-23
4/19 SNELL GROVE PASCOE VALE VIC 3044	\$587,250	20-Sep-23
16/16-18 PASCOE STREET PASCOE VALE VIC 3044	\$572,500	17-Aug-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.

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Rebecca Towns
 P 93545566
 M 0415384867
 E rtowns@bradtealwoodards.com.au



5/38 GREVILLIA ROAD OAK PARK VIC 3046 Sold Price **\$560,000** Sold Date **14-Sep-23**
 Distance **0.01km**

 2  1  -



4/19 SNELL GROVE PASCOE VALE VIC 3044 Sold Price ^{RS} **\$587,250** Sold Date **20-Sep-23**
 Distance **0.32km**

 2  1  1



16/16-18 PASCOE STREET PASCOE VALE VIC 3044 Sold Price **\$572,500** Sold Date **17-Aug-23**
 Distance **0.72km**

 3  1  1

RS = Recent sale UN = Undisclosed Sale

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