

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

5/98 SNELL 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Oak Park

Period-from

01 Aug 2022

to

31 Jul 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

4/83 SNELL GROVE OAK PARK VIC 3046	\$435,000	30-Apr-23
5/4 LEX GROVE OAK PARK VIC 3046	\$460,000	16-Mar-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: 29 August 2023



4/83 SNELL GROVE OAK PARK VIC 3046 Sold Price

\$435,000 Sold Date **30-Apr-23**

 2  1  1

Distance **0.1km**



5/4 LEX GROVE OAK PARK VIC 3046 Sold Price

\$460,000 Sold Date **16-Mar-23**

 2  1  1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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