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<br>Including suburb and postcode | 1/10 Pines Grove, Oak Park Vic 3046 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $880,000

## Median sale price

Median price $1,060,000 Property Type House Suburb Oak Park

Period - From 01/07/2024 to 30/09/2024 Source REIV

## 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 six 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 |
|---|---|---|---|
| 1 | 2/15 Esmale St STRATHMORE 3041 | $840,000 | 24/08/2024 |
| 2 | 1/93 Northumberland Rd PASCOE VALE 3044 | $845,000 | 16/07/2024 |
| 3 | 1/2 Cartwright St OAK PARK 3046 | $917,000 | 22/06/2024 |

**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 six months.~~

This Statement of Information was prepared on: 22/10/2024 17:01

# 1/10 Pines Grove, Oak Park Vic 3046

Adrian Petrucelli
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3 2 2

**Rooms:** 4
**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$800,000 - $880,000
**Median House Price**
September quarter 2024: $1,060,000

## Comparable Properties



**2/15 Esmale St STRATHMORE 3041 (REI)**

3 2 2

**Price:** $840,000
**Method:** Auction Sale
**Date:** 24/08/2024
**Property Type:** Townhouse (Res)

Agent Comments



**1/93 Northumberland Rd PASCOE VALE 3044 (REI)**

3 2 2

**Price:** $845,000
**Method:** Private Sale
**Date:** 16/07/2024
**Property Type:** Townhouse (Res)

Agent Comments



**1/2 Cartwright St OAK PARK 3046 (REI/VG)**

3 2 2

**Price:** $917,000
**Method:** Auction Sale
**Date:** 22/06/2024
**Property Type:** Townhouse (Res)
**Land Size:** 245 sqm approx

Agent Comments



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