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	4/98 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	$485,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Oak Park
Period-from	01 Apr 2024	to	31 Mar 2025	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.~~

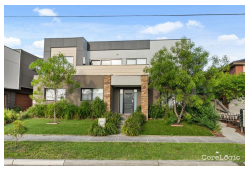
Address of comparable property	Price	Date of sale
10/148 WATERLOO ROAD OAK PARK VIC 3046	$500,000	19-Dec-24
5/158 WATERLOO ROAD OAK PARK VIC 3046	$512,000	17-Oct-24

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 April 2025

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10/148 WATERLOO ROAD OAK PARK VIC 3046

2 2 1

Sold Price **$500,000** Sold Date **19-Dec-24**

Distance **0.38km**



5/158 WATERLOO ROAD OAK PARK VIC 3046

2 2 1

Sold Price **$512,000** Sold Date **17-Oct-24**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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