Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	96 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	$1,500,000	&	$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$914,000	Property type	House	Suburb	Oak Park
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
54 CORNWALL ROAD PASCOE VALE VIC 3044	$1,695,500	06-Nov-21
31 ETHEL STREET OAK PARK VIC 3046	$1,400,000	08-Jul-21
69 PARK STREET PASCOE VALE VIC 3044	$1,436,000	21-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 November 2021

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54 CORNWALL ROAD PASCOE VALE VIC 3044

2 1 3

Sold Price RS $1,695,500 Sold Date 06-Nov-21

Distance 1.19km



31 ETHEL STREET OAK PARK VIC 3046

3 1 2

Sold Price $1,400,000 Sold Date 08-Jul-21

Distance 0.75km



69 PARK STREET PASCOE VALE VIC 3044

4 1 2

Sold Price $1,436,000 Sold Date 21-May-21

Distance 0.71km

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

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