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 | 10/3 Nerissa 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 | $540,000 | & | $595,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,000,000 | Property type | House | Suburb | Oak Park |
| Period-from | 01 Oct 2020 | to | 30 Sep 2021 | 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 |
|---|---|---|
| 19 Bailey Crescent Oak Park VIC 3046 | $580,000 | 21-Oct-21 |
| 2/22 Sefton Street Pascoe Vale VIC 3044 | $570,000 | 19-May-21 |
| 3/58 View Street Pascoe Vale VIC 3044 | $562,000 | 18-Jun-21 |

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: 23 October 2021

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**19 Bailey Crescent Oak Park VIC 3046**

2 1 1

Sold Price RS **$580,000** Sold Date **21-Oct-21**

Distance **0.18km**



**2/22 Sefton Street Pascoe Vale VIC 3044**

2 1 1

Sold Price **$570,000** Sold Date **19-May-21**

Distance **0.31km**



**3/58 View Street Pascoe Vale VIC 3044**

2 1 1

Sold Price **$562,000** Sold Date **18-Jun-21**

Distance **0.47km**

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

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