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	10A FORBES 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,095,000	Property type	House	Suburb	Oak Park
Period-from	01 Dec 2023	to	30 Nov 2024	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
7B CHARLOTTE STREET OAK PARK VIC 3046	$1,300,000	16-Oct-24
1/104 ESSEX STREET PASCOE VALE VIC 3044	$1,100,000	08-Oct-24
13 CHAPMAN AVENUE GLENROY VIC 3046	$1,130,000	11-Nov-24

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: 02 December 2024

Roy Khoder
P 9300 2344
M 0425 922 290
E rkhoder@barryplant.com.au



7B CHARLOTTE STREET OAK PARK VIC 3046

4 3 1

Sold Price RS $1,300,000 Sold Date 16-Oct-24

Distance 0.66km



1/104 ESSEX STREET PASCOE VALE VIC 3044

4 2 2

Sold Price $1,100,000 Sold Date 08-Oct-24

Distance 1.15km



13 CHAPMAN AVENUE GLENROY VIC 3046

4 2 2

Sold Price RS $1,130,000 UN Sold Date 11-Nov-24

Distance 1.37km

RS = Recent sale UN = Undisclosed Sale

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