

## 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

4/20 Lex Grove Oak Park VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/100 Snell Grove Oak Park VIC 3046	\$740,000	09-Aug-19
1/11 Oak Street Pascoe Vale VIC 3044	\$730,000	13-Apr-19
2/48 Park Street Pascoe Vale VIC 3044	\$740,000	26-Dec-18

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: 16 September 2019

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1/100 Snell Grove Oak Park VIC  
3046

 3  2  1

Sold Price

RS **\$740,000**Sold Date **09-Aug-19**Distance **0.11km**

1/11 Oak Street Pascoe Vale VIC  
3044

 3  1  1

Sold Price

**\$730,000**Sold Date **13-Apr-19**Distance **0.43km**

2/48 Park Street Pascoe Vale VIC  
3044

 -  2  1

Sold Price

**\$740,000**Sold Date **26-Dec-18**Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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