

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

5/158 Waterloo Road, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$569,000

Median sale price

Median price

\$645,500

Property Type

Unit

Suburb

Oak Park

Period - From

01/07/2019

to

30/06/2020

Source

REIV

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 six 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	1/100 Railway Pde PASCOE VALE 3044	\$600,000	24/06/2020
2	5/94 Snell Gr OAK PARK 3046	\$596,000	16/06/2020
3	3/37 Watt Av OAK PARK 3046	\$533,000	01/07/2020

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 six months.~~

This Statement of Information was prepared on:

31/08/2020 15:17



Property Type:
Agent Comments

Indicative Selling Price
\$569,000
Median Unit Price
Year ending June 2020: \$645,500

Comparable Properties



1/100 Railway Pde PASCOE VALE 3044 (REI) Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 24/06/2020
Property Type: Villa



5/94 Snell Gr OAK PARK 3046 (REI)

Agent Comments



Price: \$596,000
Method: Private Sale
Date: 16/06/2020
Rooms: 6
Property Type: Townhouse (Res)



3/37 Watt Av OAK PARK 3046 (REI)

Agent Comments



Price: \$533,000
Method: Private Sale
Date: 01/07/2020
Rooms: 3
Property Type: Townhouse (Res)