Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and postcode	

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	Pro	perty Type U	nit		Suburb	Oak Park
Period - From	01/07/2019	to	30/06/2020	So	ource	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

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



Date of sale







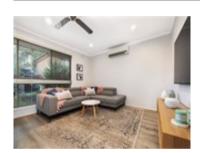




Property Type: Agent Comments

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

Comparable Properties



1/100 Railway Pde PASCOE VALE 3044 (REI)





Price: \$600,000

Method: Sold Before Auction

Date: 24/06/2020 Property Type: Villa

5/94 Snell Gr OAK PARK 3046 (REI)

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Price: \$596.000 Method: Private Sale Date: 16/06/2020 Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



3/37 Watt Av OAK PARK 3046 (REI)

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Price: \$533,000 Method: Private Sale Date: 01/07/2020

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884



