

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 PINES GROVE, OAK PARK, VIC 3046**

3 2 1

### Indicative Selling Price

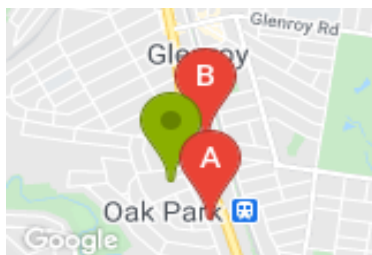
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$850,000 to \$890,000**

Provided by: Luke Scanna, ian reid's vendor advocacy australia

## MEDIAN SALE PRICE



**OAK PARK, VIC, 3046**

Suburb Median Sale Price (House)

**\$926,000**

01 October 2019 to 30 September 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**42 XAVIER ST, OAK PARK, VIC 3046**

3 2 2

Sale Price

**\*\$872,000**

Sale Date: 31/10/2020

Distance from Property: 365m



**22 CARTWRIGHT ST, OAK PARK, VIC 3046**

3 1 2

Sale Price

**\*\$903,000**

Sale Date: 21/11/2020

Distance from Property: 383m



This report has been compiled on 17/12/2020 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

11 PINES GROVE, OAK PARK, VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$850,000 to \$890,000

### Median sale price

Median price

\$926,000

Property type

House

Suburb

OAK PARK

Period

01 October 2019 to 30 September 2020

Source

pricefinder

### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

|                                      |            |            |
|--------------------------------------|------------|------------|
| 42 XAVIER ST, OAK PARK, VIC 3046     | *\$872,000 | 31/10/2020 |
| 22 CARTWRIGHT ST, OAK PARK, VIC 3046 | *\$903,000 | 21/11/2020 |

This Statement of Information was prepared on:

17/12/2020