

#### 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	4/682 Pascoe Vale Road, Oak Park Vic 3046
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$525,000	&	\$540,000

#### Median sale price

Median price	\$680,000	Hou	Ise	Unit	Х	Suburb	Oak Park
Period - From	01/04/2018	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	47 Prospect St GLENROY 3046	\$560,000	23/03/2019
2	4/143 Melbourne Av GLENROY 3046	\$535,000	13/02/2019
3	2/532 Pascoe Vale Rd PASCOE VALE 3044	\$525,000	14/03/2019

#### 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.





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Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$525,000 - \$540,000 **Median Unit Price** Year ending March 2019: \$680,000

## Comparable Properties



47 Prospect St GLENROY 3046 (REI)

**-**2





Price: \$560,000 Method: Auction Sale Date: 23/03/2019 Rooms: 3

Property Type: Unit

**Agent Comments** 



4/143 Melbourne Av GLENROY 3046 (REI/VG)







**Agent Comments** 

Price: \$535,000 Method: Private Sale Date: 13/02/2019

Rooms: 3

Property Type: Unit

Land Size: 210 sqm approx



2/532 Pascoe Vale Rd PASCOE VALE 3044

(REI)

**--** 2



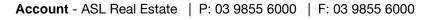


Price: \$525,000 Method: Private Sale Date: 14/03/2019

Rooms: -

Property Type: Unit

Agent Comments







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