

## 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 4/682 Pascoe Vale Road, 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)

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

#### Median sale price

Median price \$680,000 House Unit X 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.

|   | Address 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.



**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)**

Agent Comments



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



**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)**

Agent Comments



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 14/03/2019  
**Rooms:** -  
**Property Type:** Unit