
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2/37 Watt Avenue, Oak Park 3046

Indicative selling price

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

Range between

\$530,000

 &

\$570,000

Median sale price

Median price

\$638,500

Unit

X

Suburb

Oak Park

Period - From

APRIL 2019

to

AUG 2019

Source

realestate.com.au

Comparable property sales

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 - 2/10 Albert Street, Oak Park	\$587,500	04/05/19
2 - 3/25 Margaret Street, Oak Park	\$577,000	20/07/19
3 - 2/1 Murphy Street, Oak Park	\$581,000	13/06/19