

## 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

688 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) (\*Delete single price or range as applicable)

Single Price

\$999,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

### 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 6 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

27 Vincent Street Oak Park VIC 3046	\$1,075,000	21-Nov-19
1 Malcolm Street Oak Park VIC 3046	\$960,000	19-Oct-19

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 6 months.

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**27 Vincent Street Oak Park VIC 3046**

4 2 4

Sold Price <sup>RS</sup> **\$1,075,000** Sold Date **21-Nov-19**

Distance **0.63km**



**1 Malcolm Street Oak Park VIC 3046**

4 3 1

Sold Price <sup>RS</sup> **\$960,000** Sold Date **19-Oct-19**

Distance **0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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