

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 2 & 4/18 Jessie Street, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. Two bedroom Townhouses	Lower price		Higher price
2/18 Jessie Street, Oak Park	\$615,000	&	\$635,000
4/18 Jessie Street, Oak Park	\$635,000	&	\$655,000

Suburb unit median sale price

Median price	\$652,550	Suburb	Oak Park
Period - From	1/07/2020	To	30/09/2020
Source	REIV		

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. Two bedroom units	Address of comparable unit	Price	Date of sale
	1. 63 Xavier Street, Oak Park	\$655,000	11/11/2020
	2. 2/19 Charlotte Street, Oak Park	\$670,000	01/10/2020
	3. 3/50 Xavier Street, Oak Park	\$625,000	28/10/2020

This Statement of Information was prepared on:

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