

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

2/581 Pascoe Vale Road 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)

Single-Price

or range
between

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2018

to

31 Oct 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

3/581 Pascoe Vale Road Oak Park VIC 3046

\$540,000

26-Oct-19

1/682 Pascoe Vale Road Oak Park VIC 3046

\$487,500

10-Jul-19

4/682 Pascoe Vale Road Oak Park VIC 3046

\$515,000

19-May-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.~~

This Statement of Information was prepared on: 19 November 2019

BRAD TEAL

CONSIDER IT DONE

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3/581 Pascoe Vale Road Oak Park
VIC 3046

Sold Price

\$540,000

Sold Date

26-Oct-19

2 1 1

Distance

-



1/682 Pascoe Vale Road Oak Park
VIC 3046

Sold Price

\$487,500

Sold Date

10-Jul-19

2 1 1

Distance

0.6km

4/682 Pascoe Vale Road Oak Park
VIC 3046

Sold Price

\$515,000

Sold Date

19-May-19

2 1 1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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