

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 FORBES GROVE, OAK PARK, VIC 3046 2 1 2

Indicative Selling Price

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

Single Price: **\$550,000**

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE



OAK PARK, VIC, 3046

Suburb Median Sale Price (Unit)

\$572,750

01 January 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4/43 WATT AVE, OAK PARK, VIC 3046 2 1 1

Sale Price

\$605,000

Sale Date: 06/06/2017

Distance from Property: 478m



1/29 DEVON RD, PASCOE VALE, VIC 3044 2 1 2

Sale Price

\$575,000

Sale Date: 01/06/2017

Distance from Property: 253m



4/34 GREVILLIA RD, OAK PARK, VIC 3046 2 2 1

Sale Price

\$605,000

Sale Date: 01/07/2017

Distance from Property: 209m



This report has been compiled on 28/09/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

15 FORBES GROVE, OAK PARK, VIC 3046

Indicative selling price

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

Single Price:

\$550,000

Median sale price

Median price

\$572,750

House

X

Unit


Suburb

OAK PARK

Period

01 January 2017 to 30 June 2017

Source



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
4/43 WATT AVE, OAK PARK, VIC 3046	\$605,000	06/06/2017
1/29 DEVON RD, PASCOE VALE, VIC 3044	\$575,000	01/06/2017
4/34 GREVILLIA RD, OAK PARK, VIC 3046	\$605,000	01/07/2017