

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 15 FORBES GROVE, OAK PARK, VIC 3046 🕮 2 🕒 1 🚓 2







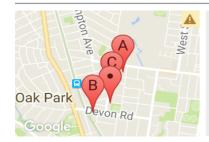
**Indicative Selling Price** 

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







Sale Price

\$605,000

Sale Date: 06/06/2017

Distance from Property: 478m





1/29 DEVON RD, PASCOE VALE, VIC 3044







Sale Price

\$575,000

Sale Date: 01/06/2017

Distance from Property: 253m





4/34 GREVILLIA RD, OAK PARK, VIC 3046







**Sale Price** 

\$605,000

Sale Date: 01/07/2017

Distance from Property: 209m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for	sale
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Address Including suburb and postcode	15 FORBES GROVE, OAK PARK, VIC 3046
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### 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	Unit	Suburb	OAK PARK
Period	01 January 2017 to 30 June 2017		Source	p	ricefinder

## 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

