

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

4/59-61 Rhodes Parade, Oak Park Vic 3046

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Oak Park

Period - From 01/07/2019 to 30/09/2019 Source REIV

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 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
1	10/39-41 Kennedy St GLENROY 3046	\$368,000	28/06/2019
2	4/18 Wheatsheaf Rd GLENROY 3046	\$365,000	03/06/2019
3			

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 six months.~~

This Statement of Information was prepared on: 15/11/2019 10:31



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

September quarter 2019: \$635,000

Comparable Properties



10/39-41 Kennedy St GLENROY 3046 (REI/VG) **Agent Comments**

 2  1  1

Price: \$368,000

Method: Sold Before Auction

Date: 28/06/2019

Rooms: 3

Property Type: Unit



4/18 Wheatsheaf Rd GLENROY 3046 (REI/VG) **Agent Comments**

 2  1  1

Price: \$365,000

Method: Sold Before Auction

Date: 03/06/2019

Rooms: 3

Property Type: Unit

Land Size: 202 sqm approx

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 six months.