

# 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

2/696 Pascoe Vale Road, Oak Park Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$690,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Oak Park

Period - From 23/06/2019 to 22/06/2020 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	5/15 Acacia St GLENROY 3046	\$695,000	25/03/2020
2	1/17 Apsley St GLENROY 3046	\$690,000	11/04/2020
3	1/119 Cardinal Rd GLENROY 3046	\$670,000	10/03/2020

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:

23/06/2020 14:25



3   2   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$630,000 - \$690,000

**Median Unit Price**

23/06/2019 - 22/06/2020: \$650,000

## Comparable Properties



**5/15 Acacia St GLENROY 3046 (REI)**

Agent Comments

3   2   1

**Price:** \$695,000

**Method:** Sold Before Auction

**Date:** 25/03/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)



**1/17 Apsley St GLENROY 3046 (REI)**

Agent Comments

3   2   2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 11/04/2020

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 194 sqm approx



**1/119 Cardinal Rd GLENROY 3046 (REI)**

Agent Comments

3   2   1

**Price:** \$670,000

**Method:** Private Sale

**Date:** 10/03/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 219 sqm approx