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	consi	umer.vic.go	ov.au/	underquot	ting		
Range betweer	\$630,000		&		\$690,000			
Median sale p	rice							
Median price	\$650,000	Prop	perty Type	Unit			Suburb	Oak Park
Period - From	23/06/2019	to	22/06/2020		So	urce	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.

Ado	dress 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









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)



Price: \$695,000 Method: Sold Before Auction Date: 25/03/2020 Rooms: 5 Property Type: Townhouse (Res) Agent Comments



1/17 Apsley St GLENROY 3046 (REI)

Agent Comments



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)



Price: \$670,000 Method: Private Sale Date: 10/03/2020 Rooms: 5 Property Type: Townhouse (Res) Land Size: 219 sqm approx Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.