

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 3 & 4/75 New Road Oak Park VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class	Single price		Lower price		Higher price
Three bedroom unit (Unit 3)	\$*	Or range between	\$600,000	&	\$660,000
Three bedroom unit (Unit 4)	\$*	Or range between	\$630,000	&	\$690,000

Suburb unit median sale price

Median price \$675,500

Suburb Oak Park

Period - From 01 Dec 2020

To 30 Nov 2021

Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
Three bedroom unit (Unit 3)	3/30 Justin Avenue Glenroy VIC 3046	\$640,000	22-Oct-21
		\$	
		\$	

Unit type or class	Address of comparable unit	Price	Date of sale
Three bedroom unit (Unit 4)	20A Tarana Avenue Glenroy VIC 3046	\$645,000	30-Sep-21
		\$	
		\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

08 December 2021