

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

31 Bailey Crescent 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)

Single Price

or range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

1/156 Waterloo Road Oak Park VIC 3046	\$600,000	25-Sep-19
5/154 Waterloo Road Oak Park VIC 3046	-	02-May-19
2/21 Margaret Street Oak Park VIC 3046	\$712,888	30-Apr-19

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 6 months.~~

This Statement of Information was prepared on: 04 December 2019



1/156 Waterloo Road Oak Park VIC 3046

Sold Price

\$600,000

Sold Date

25-Sep-19

3 2 1

Distance

0.08km



5/154 Waterloo Road Oak Park VIC 3046

Sold Price

- Sold Date

02-May-19

3 2 1

Distance

0.1km



2/21 Margaret Street Oak Park VIC 3046

Sold Price

\$712,888

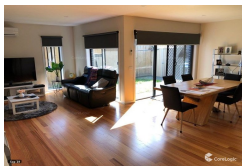
Sold Date

30-Apr-19

3 2 1

Distance

0.37km



3/53 Park Street Pascoe Vale VIC 3044

Sold Price

\$705,000

Sold Date

21-Sep-19

3 2 1

Distance

0.54km



4/45 Park Street Pascoe Vale VIC 3044

Sold Price

\$646,000

Sold Date

23-May-19

3 2 1

Distance

0.62km



533 Pascoe Vale Road Pascoe Vale VIC 3044

Sold Price

\$678,513

Sold Date

21-Sep-19

3 2 2

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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1/39 Station Road Oak Park VIC 3046

 3  2  2

Sold Price

\$645,000

Sold Date

05-Jun-19

Distance

0.74km



1/696 Pascoe Vale Road Oak Park VIC 3046

 3  2  2

Sold Price

\$620,000

Sold Date

30-Jul-19

Distance

0.76km



1/30 Arndt Road Pascoe Vale VIC 3044

 3  2  2

Sold Price

\$621,000

Sold Date

06-May-19

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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