

# 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 63 Xavier Street, 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) (\*Delete single price or range as applicable)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$607,500 Property type Units Suburb Oak Park

Period - From April 2020 to Sept 2020 Source Realestate.com.au

### 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. 3/50 Xavier Street, Oak Park	\$625,000	28.10.2020
2. 6 Strachan Street, Oak Park	\$640,100	31.7.2020
3. 1/52 Watt Avenue, Oak Park	\$641,000	22.6.2020

This Statement of Information was prepared on: 05.11.2020