

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/16 Grevillia Road, Oak Park

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$859,000

Median sale price

Median price \$652,000

Unit X

Suburb Oak Park

Period - From 08/05/2017 to 15/07/2017

Source REIV propertydata.com.au

Comparable property sales

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 - 1/43 Watt Avenue, Oak Park	\$570,000	03/06/2017
2 - 2/58 Pleasant Street, Pascoe Vale	\$853,000	08/05/2017
3 - 2A Winifred Street, Oak Park	\$875,000	15/07/2017