

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

4/26 Watt Avenue, Oak Park Vic 3046

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$690,000

Median sale price

Median price

\$680,000

House

Unit

X

Suburb

Oak Park

Period - From

01/04/2018

to

31/03/2019

Source

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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

4/26 Watt Avenue, Oak Park Vic 3046

Harcourts
Rata & Co

Jim Kapotis
0438 018 683
jim.kapotis@harcourts.com.au



 4  2  2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$690,000

Median Unit Price

Year ending March 2019: \$680,000

Comparable Properties

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.