

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 3/37 Watt Avenue, Oak Park 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 \$545,000 & \$575,000

Median sale price

Median price \$576,000 Property type Villa Suburb Oak Park

Period - From 01/02/20 to 01/06/20 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 – 5/26 Arndt Road, Pascoe Vale	\$540,000	20/03/20
2 – 3/21 Alpine Grove, Pascoe Vale	\$547,000	22/02/20
3 – 6/35 Rhodes Parade, Oak Park	\$520,000	08/02/20

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.~~

This Statement of Information was prepared on: 11 June 2020