

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

7 Oconnors Road The Patch VIC 3792

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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

The Patch

Period-from

01 May 2019

to

30 Apr 2020

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

3 Lawrence Road The Patch VIC 3792	\$760,000	11-Nov-19
4 Kallista-Emerald Road Kallista VIC 3791	\$725,000	28-Feb-20
55 Grantulla Road Kallista VIC 3791	\$735,000	09-Dec-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: 08 May 2020



3 Lawrence Road The Patch VIC 3792

3 2 3

Sold Price \$760,000 Sold Date 11-Nov-19
Distance 0.37km



4 Kallista-Emerald Road Kallista VIC 3791

3 2 2

Sold Price \$725,000 Sold Date 28-Feb-20
Distance 1.01km



55 Grantulla Road Kallista VIC 3791

3 1 2

Sold Price \$735,000 Sold Date 09-Dec-19
Distance 1.29km

RS = Recent sale UN = Undisclosed Sale

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