

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

3/232 Waterloo Road Oak Park VIC 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

\$625,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/54 Watt Avenue Oak Park VIC 3046	\$688,000	12-Oct-19
2/21 Margaret Street Oak Park VIC 3046	\$712,888	30-Apr-19
1/100 Snell Grove Oak Park VIC 3046	\$740,000	09-Aug-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: 27 October 2019



2/54 Watt Avenue Oak Park VIC 3046

 3  1  2

Sold Price

RS

\$688,000

Sold Date

12-Oct-19

Distance

0.71km



2/21 Margaret Street Oak Park VIC 3046

 3  2  1

Sold Price

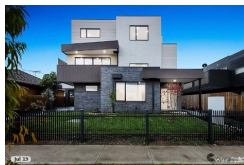
\$712,888

Sold Date

30-Apr-19

Distance

0.77km



1/100 Snell Grove Oak Park VIC 3046

 3  2  1

Sold Price

\$740,000

Sold Date

09-Aug-19

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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