

## 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

2/170 Waterloo Road Oak Park VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

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

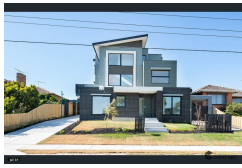
Date of sale

|  |           |           |
|--|-----------|-----------|
| 7/220 Waterloo Road Oak Park VIC 3046    | \$485,000 | 01-Jul-19 |
| 5/4 Lex Grove Oak Park VIC 3046          | \$448,550 | 24-Aug-19 |
| 1/682 Pascoe Vale Road Oak Park VIC 3046 | \$487,500 | 10-Jul-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: 01 October 2019



**7/220 Waterloo Road Oak Park VIC 3046**

Sold Price

**\$485,000**

Sold Date

**01-Jul-19**



2



1



1

Distance

**0.23km**



**5/4 Lex Grove Oak Park VIC 3046**

Sold Price

**\$448,550<sup>UN</sup>**

Sold Date

**24-Aug-19**



2



1



1

Distance

**0.34km**



**1/682 Pascoe Vale Road Oak Park VIC 3046**

Sold Price

**\$487,500**

Sold Date

**10-Jul-19**



2



1



1

Distance

**0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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