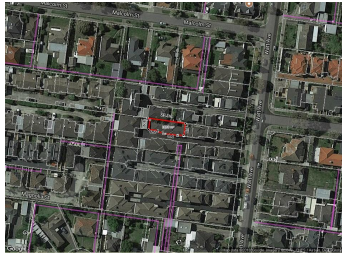


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



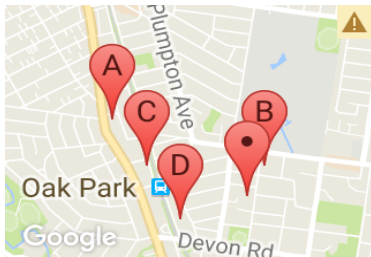
6/23 WATT AVENUE, OAK PARK, VIC 3046 3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$640,000 to \$685,000**

MEDIAN SALE PRICE



OAK PARK, VIC, 3046

Suburb Median Sale Price (Unit)

\$601,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/35 CARTWRIGHT ST, OAK PARK, VIC 3046 3 2 2

Sale Price

***\$695,000**

Sale Date: 03/11/2017

Distance from Property: 1km



2/48 WATT AVE, OAK PARK, VIC 3046 3 2 2

Sale Price

***\$680,000**

Sale Date: 13/11/2017

Distance from Property: 246m



1/15 STATION RD, OAK PARK, VIC 3046 3 2 2

Sale Price

***\$670,000**

Sale Date: 08/12/2017

Distance from Property: 687m



This report has been compiled on 29/01/2018 by Grantham Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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5/154 WATERLOO RD, OAK PARK, VIC 3046



Sale Price

***\$650,000**

Sale Date: 01/11/2017

Distance from Property: 468m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/23 WATT AVENUE, OAK PARK, VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$640,000 to \$685,000

Median sale price

Median price

\$601,000

House

Unit

X

Suburb

OAK PARK

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
2/35 CARTWRIGHT ST, OAK PARK, VIC 3046	*\$695,000	03/11/2017
2/48 WATT AVE, OAK PARK, VIC 3046	*\$680,000	13/11/2017
1/15 STATION RD, OAK PARK, VIC 3046	*\$670,000	08/12/2017
5/154 WATERLOO RD, OAK PARK, VIC 3046	*\$650,000	01/11/2017