



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)

1, 722 Pascoe Vale Road, OAK PARK, 3046

Indicative selling price

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

Single Price

or range between

\$565,000

&

\$620,000

Median sale price

Median price

\$775,000

Property type

House

Suburb

OAK PARK, 3046

Period from

04/02/2017

to

30/06/2017

Source

RP Data

Comparable property sale

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

Unit 3, 13 Cartwright Street, OAK PARK, 3046 Victoria

\$630,000

26/07/2017

13 Kiama Street, OAK PARK, 3046 Victoria

\$610,000

01/07/2017

92 Plumpton Avenue, GLENROY, 3046 Victoria

\$512,000

13/05/2017