

STATEMENT OF INFORMATION

1/645 PASCOE VALE ROAD, OAK PARK, VIC 3046

PREPARED BY BOUTIQUE ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/645 PASCOE VALE ROAD, OAK PARK,

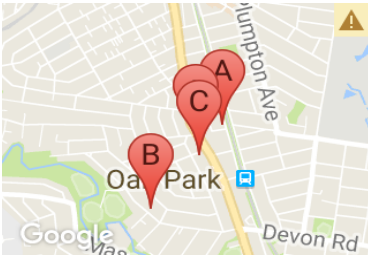
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Indicative Selling Price

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

Price Range: **680,000 to 730,000**

MEDIAN SALE PRICE



OAK PARK, VIC, 3046

Suburb Median Sale Price (Unit)

\$614,000

01 April 2017 to 31 March 2018

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.



1/29 STATION RD, OAK PARK, VIC 3046

3 2 2

Sale Price

***\$725,500**

Sale Date: 19/05/2018

Distance from Property: 203m



2/54 WINIFRED ST, OAK PARK, VIC 3046

3 2 2

Sale Price

***\$770,000**

Sale Date: 26/03/2018

Distance from Property: 581m



1/1 MURPHY ST, OAK PARK, VIC 3046

3 2 2

Sale Price

\$770,000

Sale Date: 11/01/2018

Distance from Property: 111m



This report has been compiled on 30/05/2018 by Boutique Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

1/645 PASCOE VALE ROAD, OAK PARK, VIC 3046

Indicative selling price

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

Price Range: 680,000 to 730,000

Median sale price

Median price \$614,000

House

Unit

X

Suburb

OAK PARK

Period 01 April 2017 to 31 March 2018

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
1/29 STATION RD, OAK PARK, VIC 3046	*\$725,500	19/05/2018
2/54 WINIFRED ST, OAK PARK, VIC 3046	*\$770,000	26/03/2018
1/1 MURPHY ST, OAK PARK, VIC 3046	\$770,000	11/01/2018