

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale. It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1, 4 ALBERT ST, OAK PARK, VIC 3046


Indicative selling price

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

Price Range: \$650,000 to \$680,000

Median sale price

Median price \$700,000 Property type Unit Suburb OAK PARK

Period 01 October 2020 to 31 December 2020 Source 

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
4/10 LAKE AVE, PASCOE VALE, VIC 3044	*\$668,000	19/02/2021
3/23 HAZEL GR, PASCOE VALE, VIC 3044	*\$685,000	16/02/2021
2/3 EDITH ST, OAK PARK, VIC 3046	*\$633,000	20/12/2020

This Statement of Information was prepared on: 25/02/2021

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Property offered for sale

Address
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3, 4 ALBERT ST, OAK PARK, VIC 3046

Indicative selling price

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

Price Range: \$620,000 to \$650,000

Median sale price

Median price \$700,000

Property type

Unit

Suburb

OAK PARK

Period 01 October 2020 to 31 December 2020

Source



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
1/143 ESSEX ST, PASCOE VALE, VIC 3044	*\$682,000	20/02/2021
5/50 DANIN ST, PASCOE VALE, VIC 3044	\$605,000	22/12/2020
2/3 EDITH ST, OAK PARK, VIC 3046	*\$633,000	20/12/2020

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Address
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7 GREVILLIA RD, OAK PARK, VIC 3046

Indicative selling price

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

Price Range: 800,000 to 820,000

Median sale price

Median price \$700,000

Property type

Unit

Suburb

OAK PARK

Period 01 October 2020 to 31 December 2020

Source



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
1/25 ETHEL ST, OAK PARK, VIC 3046	\$830,000	18/12/2020
1/34 WATT AVE, OAK PARK, VIC 3046	*\$810,000	23/11/2020
2/3 NEW RD, OAK PARK, VIC 3046	*\$822,500	23/11/2020

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Property offered for sale

Address
Including suburb and
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2 ALBERT ST, OAK PARK, VIC 3046

Indicative selling price

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

Single Price: \$830,000

Median sale price

Median price \$699,750

Property type

Unit

Suburb

OAK PARK

Period 01 July 2020 to 31 December 2020

Source



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 SALISBURY ST, GLENROY, VIC 3046	*\$775,000	20/03/2021
2/30 ARCHIBALD ST, PASCOE VALE, VIC 3044	*\$800,000	27/02/2021
1/25 ETHEL ST, OAK PARK, VIC 3046	\$830,000	18/12/2020

This Statement of Information was prepared on: 26/03/2021

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Address
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2A ALBERT ST, OAK PARK, VIC 3046


Indicative selling price

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

Single Price: \$750,000

Median sale price

Median price \$699,750 Property type Unit Suburb OAK PARK

Period 01 July 2020 to 31 December 2020 Source 

Comparable property sales

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Address of comparable property	Price	Date of sale
4/18 CALLANDER RD, PASCOE VALE, VIC 3044	*\$686,000	27/03/2021
4/9 PLYMOUTH AVE, PASCOE VALE, VIC 3044	*\$730,000	20/03/2021
21 CLOVELLY AVE, GLENROY, VIC 3046	\$705,000	23/12/2020

This Statement of Information was prepared on: 30/03/2021