

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

2/18 Jessie Street, Oak Park Vic 3046

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$612,000 Property Type Unit Suburb Oak Park

Period - From 01/10/2019 to 31/12/2019 Source REIV

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 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	2/9 Edith St OAK PARK 3046	\$689,000	18/12/2019
2	3/100 Winifred St OAK PARK 3046	\$681,000	28/10/2019
3	6/25-27 Cartwright St OAK PARK 3046	\$612,000	30/11/2019

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 six months.~~

This Statement of Information was prepared on:

28/01/2020 15:35



Property Type:

Agent Comments

Comparable Properties



2/9 Edith St OAK PARK 3046 (REI)

Agent Comments



Price: \$689,000

Method: Sold Before Auction

Date: 18/12/2019

Property Type: Townhouse (Res)

Land Size: 119 sqm approx



3/100 Winifred St OAK PARK 3046 (REI)

Agent Comments



Price: \$681,000

Method: Private Sale

Date: 28/10/2019

Rooms: 4

Property Type: Townhouse (Single)



6/25-27 Cartwright St OAK PARK 3046 (REI)

Agent Comments



Price: \$612,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Townhouse (Res)