



Statement Of Information

Sections 47AF of the Estate Agents Act 1980

1/35 Rhodes Parade, Oak Park VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single price or range between \$590,000 & \$610,000

Median sale price

(*Delete house or unit as applicable)

Median price \$669,000 *House *unit Suburb or locality Oak Park
 Period - From Jan to May Source REA

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)~~

Address of comparable property	Price	Date of sale
1/625 Pascoe Vale Road, Oak Park	\$635,000	31/03/2022
3/682 Pascoe Vale Road, Oak Park	\$630,000	28/02/2022
9/15 Nerissa Grove, Oak Park	\$589,000	27/05//2022

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*.

Or

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)