

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

1/178 Waterloo Road, Oak Park Vic 3046

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$650,250 Property Type Unit Suburb Oak Park

Period - From 01/07/2023 to 30/09/2023 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	2/24 Park St PASCOE VALE 3044	\$567,500	04/05/2023
2	5/38 Grevillia Rd OAK PARK 3046	\$560,000	13/09/2023
3	2/38 Grevillia Rd OAK PARK 3046	\$560,000	26/05/2023

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:

24/10/2023 11:38



Property Type: Unit

Land Size: 184 sqm approx

Agent Comments

Comparable Properties



2/24 Park St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$567,500

Method: Private Sale

Date: 04/05/2023

Rooms: 4

Property Type: Unit

Land Size: 123 sqm approx



5/38 Grevillia Rd OAK PARK 3046 (REI)

Agent Comments



Price: \$560,000

Method: Sold Before Auction

Date: 13/09/2023

Property Type: Unit



2/38 Grevillia Rd OAK PARK 3046 (REI/VG)

Agent Comments



Price: \$560,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: Unit