

# 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

14/31 Xavier Street, Oak Park Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Oak Park

Period - From 01/01/2024 to 31/03/2024 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	2/39 Grandview St GLENROY 3046	\$740,000	14/05/2024
2	3/4 Illawarra St GLENROY 3046	\$715,000	28/03/2024
3	2/19 Devon Rd PASCOE VALE 3044	\$665,000	11/05/2024

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:

18/06/2024 08:47



3   2   2

**Property Type:** Townhouse

**Agent Comments**

Modern Townhouse in great location. Double Garage, 3 Kw Solar. 4Kw Battery storage.

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

March quarter 2024: \$650,000

## Comparable Properties



**2/39 Grandview St GLENROY 3046 (REI)**

**Agent Comments**

3   2   1

**Price:** \$740,000

**Method:** Private Sale

**Date:** 14/05/2024

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 160 sqm approx



**3/4 Illawarra St GLENROY 3046 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 28/03/2024

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 162 sqm approx



**2/19 Devon Rd PASCOE VALE 3044 (REI)**

**Agent Comments**

3   2   2

**Price:** \$665,000

**Method:** Sold Before Auction

**Date:** 11/05/2024

**Property Type:** Townhouse (Res)

**Land Size:** 667 sqm approx

**Account - Jellis Craig Pascoe Vale | P: 03 9989 9575**