

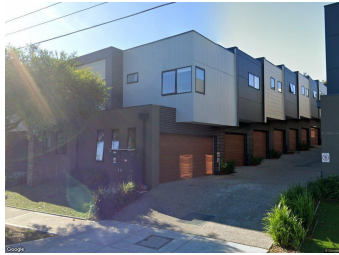
STATEMENT OF INFORMATION

2/148 WATERLOO ROAD, OAK PARK, VIC 3046

PREPARED BY JESSE DELIA, PROSPECT ESTATE AGENTS, PHONE: 0401591560

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/148 WATERLOO ROAD, OAK PARK,

2 2 1

Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

Provided by: Jesse Delia, Prospect Estate Agents

MEDIAN SALE PRICE



OAK PARK, VIC, 3046

Suburb Median Sale Price (Unit)

\$620,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4/148 WATERLOO RD, OAK PARK, VIC

3 2 1

Sale Price

\$525,000

Sale Date: 18/08/2023

Distance from Property: 9m



5/3 LEX GR, OAK PARK, VIC 3046

2 1 1

Sale Price

***\$541,000**

Sale Date: 31/01/2024

Distance from Property: 365m



4/569 PASCOE VALE RD, OAK PARK, VIC

2 1 1

Sale Price

\$492,500

Sale Date: 21/09/2023

Distance from Property: 210m



This report has been compiled on 17/03/2024 by Prospect Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

Property offered for

Address
Including suburb and

2/148 WATERLOO ROAD, OAK PARK, VIC 3046

Indicative selling price

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

Price Range: \$500,000 to \$550,000

Median sale price

Median price \$620,000

Property type

Unit

Suburb

OAK PARK

Period 01 January 2023 to 31 December 2023

Source

 pricfinder

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

Price

Date of sale

4/148 WATERLOO RD, OAK PARK, VIC 3046	\$525,000	18/08/2023
5/3 LEX GR, OAK PARK, VIC 3046	*\$541,000	31/01/2024
4/569 PASCOE VALE RD, OAK PARK, VIC 3046	\$492,500	21/09/2023

This Statement of Information was prepared

17/03/2024