

Marwan Abdulwahed 03 8781 3888 0420 647 396 marwan.a@eview.com.au

### 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

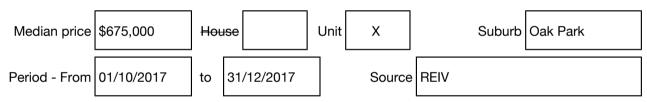
ss 4/3 Lex Grove, Oak Park Vic 3046 nd de

#### Indicative selling price

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

Range between	\$550,000	&	\$590,000
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#### Median sale price



#### 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.

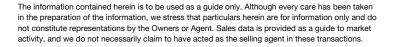
Address of comparable property		Price	Date of sale
1	2/11 Apsley St GLENROY 3046	\$600,000	08/12/2017
2	2/9 Newton St GLENROY 3046	\$580,000	31/10/2017
3	1a Everitt St HADFIELD 3046	\$550,000	09/12/2017

#### 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.

propertydata

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4/3 Lex Grove, Oak Park Vic 3046



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3/3 (0.47) (



Rooms: Property Type: House (Res) Land Size: 107 sqm approx Agent Comments Indicative Selling Price \$550,000 - \$590,000 Median Unit Price December quarter 2017: \$675,000

## **Comparable Properties**

2/11 Apsley St GLENROY 3046 (REI) 2 1 1 1 Price: \$600,000 Method: Sold Before Auction Date: 08/12/2017 Rooms: 6 Property Type: Townhouse (Res)	Agent Comments
2/9 Newton St GLENROY 3046 (REI/VG) 2 1 1 1 Price: \$580,000 Method: Private Sale Date: 31/10/2017 Rooms: 3 Property Type: Townhouse (Res)	Agent Comments
1a Everitt St HADFIELD 3046 (REI)   1 </td <td>Agent Comments</td>	Agent Comments

Account - Claudio + Marwan Residential - Eview Group | P: 0387813888 | F: 0397811547

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.