

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	4/3 Lex Grove, Oak Park Vic 3046
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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

Median price	\$675,000	House		Unit	X	Suburb	Oak Park
Period - From	01/10/2017	to	31/12/2017	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.

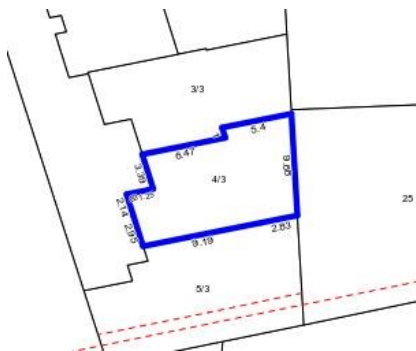
	Address of comparable property	Price	Date of sale
1	2/11 Apsley St GLENROY 3046	\$600,000	08/12/2017
2	2/9 Newton St GLENROY 3046	\$580,000	31/10/2017
3	1a Everitt St HADFIELD 3046	\$550,000	09/12/2017

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.

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Indicative Selling Price
 \$550,000 - \$590,000
Median Unit Price
 December quarter 2017: \$675,000



Rooms:
Property Type: House (Res)
Land Size: 107 sqm approx
 Agent Comments

Comparable Properties



2/11 Apsley St GLENROY 3046 (REI)

Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 08/12/2017
Rooms: 6
Property Type: Townhouse (Res)



2/9 Newton St GLENROY 3046 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 31/10/2017
Rooms: 3
Property Type: Townhouse (Res)



1a Everitt St HADFIELD 3046 (REI)

Agent Comments



Price: \$550,000
Method: Sold Before Auction
Date: 09/12/2017
Rooms: 5
Property Type: Townhouse (Res)