STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	20 Watt Avenue, Oak Park 3046

Indicative selling price

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

Range between $880,000 & $920,000

Median sale price

Median price	$892,500	Unit	X	Suburb	Oak Park
Period - From	OCT 2017	to	CURRENT	Source	RP Data

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 property	Price	Date of sale
1 - 1/123 Derby Street, Pascoe Vale	$900,000	11/11/17
2 - 48a Landells Road, Pascoe Vale	$880,000	17/02/18
3 - 28 William Street, Glenroy	$905,000	10/03/18