Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/9-11 Chris Court, Oak Park Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$265,000								
Median sale price									
Median price	\$645,000	Pro	perty Type	Unit		Suburb	Oak Park		
Period - From	26/09/2022	to	25/09/2023	So	urce	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 sixmonths 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		
3		

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:

26/09/2023 12:34









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$265,000 Median Unit Price 26/09/2022 - 25/09/2023: \$645,000

Comparable Properties

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.

Account - A E Gibson & Co (Professionals) | P: 03 93060255





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