

## 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

2/31 Oakpark Drive Chadstone VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,030,000

&

\$1,130,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$841,500

Property type

Unit

Suburb

Chadstone

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

### 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 6 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

5/7 Churchill Avenue Chadstone VIC 3148	\$1,060,000	11-Dec-20
2/39 Bolwarra Street Chadstone VIC 3148	\$1,070,000	30-Oct-20
2/29 Grandview Road Chadstone VIC 3148	\$1,221,000	27-Sep-20

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 6 months.~~

This Statement of Information was prepared on: 27 February 2021


**5/7 Churchill Avenue Chadstone  
VIC 3148**
 4    3    2

Sold Price

**\$1,060,000**

Sold Date

**11-Dec-20**

Distance

**0.28km**

**2/39 Bolwarra Street Chadstone  
VIC 3148**
 4    3    2

Sold Price

**\$1,070,000**

Sold Date

**30-Oct-20**

Distance

**1.09km**

**2/29 Grandview Road Chadstone  
VIC 3148**
 4    2    2

Sold Price

**\$1,221,000**

Sold Date

**27-Sep-20**

Distance

**1.69km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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