

#### 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	44 Oakpark Drive, Chadstone Vic 3148
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$916,000	Hou	use X	Unit		Suburb	Chadstone
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

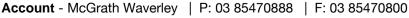
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	47 Carrol Gr MOUNT WAVERLEY 3149	\$1,212,000	22/07/2019
2	20 Savannah PI CHADSTONE 3148	\$1,106,000	25/05/2019
3	21 Jacana St CHADSTONE 3148	\$1,050,000	06/07/2019

#### 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.

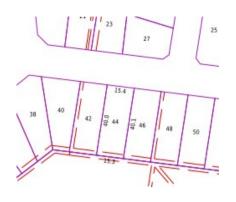








# **McGrath**





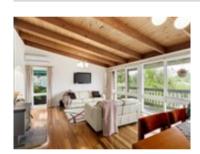
Rooms:

Property Type: House Land Size: 609 sqm approx

Agent Comments

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** Year ending June 2019: \$916,000

## Comparable Properties



47 Carrol Gr MOUNT WAVERLEY 3149 (REI)





Price: \$1,212,000 Method: Private Sale Date: 22/07/2019

Rooms: -

Property Type: House (Res) Land Size: 733 sqm approx

**Agent Comments** 

**Agent Comments** 



20 Savannah PI CHADSTONE 3148 (REI/VG)

**-**3







Price: \$1,106,000 Method: Auction Sale Date: 25/05/2019

Rooms: 8

Property Type: House Land Size: 507 sqm approx

21 Jacana St CHADSTONE 3148 (REI)







Price: \$1,050,000 Method: Private Sale Date: 06/07/2019

Rooms: 4

Property Type: House Land Size: 624 sqm approx **Agent Comments** 

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