

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

44 Oakpark Drive, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$916,000

House

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.

| | Address of comparable property | Price | Date of sale |
|---|----------------------------------|-------------|--------------|
| 1 | 47 Carrol Gr MOUNT WAVERLEY 3149 | \$1,212,000 | 22/07/2019 |
| 2 | 20 Savannah Pl 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.



3 2 2

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) **Agent Comments**

4 3 2

Price: \$1,212,000
Method: Private Sale
Date: 22/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 733 sqm approx



20 Savannah PI CHADSTONE 3148 (REI/VG) **Agent Comments**

3 2 2

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) **Agent Comments**

3 1 1

Price: \$1,050,000
Method: Private Sale
Date: 06/07/2019
Rooms: 4
Property Type: House
Land Size: 624 sqm approx