

## 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

3/3 CHRIS COURT OAK PARK VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Oct 2022

to

30 Sep 2023

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

3/73 CHAPMAN AVENUE GLENROY VIC 3046	\$745,000	11-Jul-23
2/21 CLOVELLY AVENUE GLENROY VIC 3046	\$715,000	23-Jul-23
2/135 LOONGANA AVENUE GLENROY VIC 3046	\$713,000	14-Sep-23

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: 05 October 2023



**3/73 CHAPMAN AVENUE  
GLENROY VIC 3046**

 3  2  1

Sold Price

**\$745,000**

Sold Date

**11-Jul-23**

Distance

**1.04km**



**2/21 CLOVELLY AVENUE GLENROY  
VIC 3046**

 3  2  1

Sold Price

**\$715,000**

Sold Date

**23-Jul-23**

Distance

**1.11km**



**2/135 LOONGANA AVENUE  
GLENROY VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup> **\$713,000**

Sold Date

**14-Sep-23**

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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