

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 7/9-11 Chris Court, Oak Park, VIC 3046

Indicative selling price

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

Price Range

\$290,000

&

\$305,000

Median sale price

Median price

\$672,000

Property Type

Apartment

Suburb

Oak Park (3046)

Period - From

30/11/2021

to

01/12/2022

Source

realestate.com.au

Comparable property sales

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
12/9-11 CHRIS COURT, OAK PARK VIC 3046	\$287,000	07/08/2022
6/121 NORTHUMBERLAND ROAD, PASCOE VALE VIC 3044	\$330,000	23/09/2022
2/566 PASCOE VALE ROAD, PASCOE VALE VIC 3044	\$277,000	13/07/2022

This Statement of Information was prepared on: 08/12/2022