



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**45 Oakpark Drive,  
CHADSTONE 3148**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$1,220,000**

### Median sale price

Median **House** for **CHADSTONE** for period **Apr 2017 - Apr 2018**

Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$1,110,000**

### Comparable property sales

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

**9 Binalong Avenue,**  
Chadstone 3148

Price **\$1,300,000** Sold 26  
March 2018

**4 Warrina Street,**  
Chadstone 3148

Price **\$1,175,000** Sold 21  
December 2017

**4 Carramar Street,**  
Chadstone 3148

Price **\$1,140,000** Sold 20  
April 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

House **15.22m\***

**3 bedrooms, 1 bathroom, 2 car parking**  
This land is not to be used for parking served as a guide or reference only

**Ray White Oakleigh**

7-9 Atherton Road,  
Oakleigh VIC 3166

### Contact agents



**Bill Gianidis**  
Ray White

0412 176 400  
[bill.gianidis@raywhite.com](mailto:bill.gianidis@raywhite.com)



**Elle Orogas**  
Ray White

0481 332 992  
[elle.orogas@raywhite.com](mailto:elle.orogas@raywhite.com)

**RayWhite**