

## 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

11 BARAK COURT OAK PARK VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$976,250

Property type

House

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

46 GOLF LINKS ROAD GLENROY VIC 3046	\$1,478,000	24-Jun-23
21 RIDGE ROAD OAK PARK VIC 3046	\$1,450,000	01-Jun-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: 27 October 2023

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**46 GOLF LINKS ROAD GLENROY  
VIC 3046**

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Sold Price

**\$1,478,000**

Sold Date

**24-Jun-23**

Distance

**0.51km****21 RIDGE ROAD OAK PARK VIC  
3046**

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Sold Price

<sup>RS</sup> **\$1,450,000**

Sold Date

**01-Jun-23**

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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