

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

2/35 Chadstone Road Malvern East VIC 3145

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Mar 2020

to

28 Feb 2021

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

5/35 Chadstone Road Malvern East VIC 3145	\$641,000	25-Feb-21

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.

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5/35 Chadstone Road Malvern East
VIC 3145

Sold Price

^{RS} \$641,000 Sold Date 25-Feb-21

2 1 1

Distance 0.01km

RS = Recent sale UN = Undisclosed Sale

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