

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

1/22 CARRAMAR STREET CHADSTONE VIC 3148

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

\$980,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$834,000

Property type

Unit

Suburb

Chadstone

Period-from

01 May 2021

to

30 Apr 2022

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

1/17 CARRAMAR STREET CHADSTONE VIC 3148	\$1,000,000	23-Mar-22
1/3 MUDGE COURT CHADSTONE VIC 3148	\$970,000	08-May-21
2/125 WAVERLEY ROAD CHADSTONE VIC 3148	\$1,066,666	28-Oct-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.~~

This Statement of Information was prepared on: 04 May 2022


**1/17 CARRAMAR STREET
CHADSTONE VIC 3148**

 3
  2
  1

Sold Price ^{RS} **\$1,000,000** Sold Date **23-Mar-22**

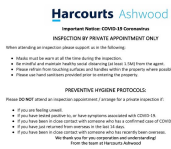
Distance **0.06km**


**1/3 MUDGEY COURT CHADSTONE
VIC 3148**

 3
  2
  1

Sold Price **\$970,000** Sold Date **08-May-21**

Distance **0.33km**


**2/125 WAVERLEY ROAD
CHADSTONE VIC 3148**

 4
  3
  2

Sold Price **\$1,066,666** Sold Date **28-Oct-21**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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