

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

9 EVANS 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Chadstone

Period-from

01 Jun 2021

to

31 May 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

6 EDWARD STREET CHADSTONE VIC 3148	\$1,395,000	07-May-22
9 HISCOCK STREET CHADSTONE VIC 3148	\$1,490,000	04-Mar-22
21 MAY PARK AVENUE ASHWOOD VIC 3147	\$1,387,000	21-May-22

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: 08 June 2022



6 EDWARD STREET CHADSTONE VIC 3148

Sold Price

^{RS}

\$1,395,000

Sold Date

07-May-22



3



1



2

Distance

-



9 HISCOCK STREET CHADSTONE VIC 3148

Sold Price

\$1,490,000

Sold Date

04-Mar-22



3



1



2

Distance

0.09km



21 MAY PARK AVENUE ASHWOOD VIC 3147

Sold Price

^{RS}

\$1,387,000

Sold Date

21-May-22



3



2



1

Distance

1.77km



66 WAVERLEY ROAD CHADSTONE VIC 3148

Sold Price

^{RS}

\$1,716,000

Sold Date

05-Mar-22



3



1



4

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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