

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

2/15 Hillcrest Avenue, Chadstone, VIC 3148

Indicative selling price

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

Single price

or range between

\$700,000

&

\$770,000

Median sale price

Median price

\$ 857,500

Property type

Unit

Suburb

CHADSTONE

Period - From

17/04/2024

to

16/10/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	1/1 Leroux Street Oakleigh Vic 3166	\$726,000	2024-10-05
2	3/24 Grant Street Oakleigh Vic 3166	\$787,500	2024-05-18
3	1/9 Carrum Street Malvern East Vic 3145	\$715,000	2024-09-21

This Statement of Information was prepared on: 17/10/2024

