

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

2/45 Woonah Street, 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

\$880,000

&

\$950,000

Median sale price

Median price

\$ 886,000

Property type

Unit

Suburb

CHADSTONE

Period - From

01/04/2024

to

30/09/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six 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                              | 9 Gateway Close Chadstone Vic 3148      | \$899,000 | 2024-08-14   |
| 2                              | 1/21 Hiscock Street Chadstone Vic 3148  | \$912,000 | 2024-05-04   |
| 3                              | 6/18 Cabena Crescent Chadstone Vic 3148 | \$940,000 | 2024-06-26   |

This Statement of Information was prepared on:

01/10/2024