

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 Dundee Avenue, Chadstone Vic 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$908,000 Property Type House Suburb Chadstone

Period - From 01/10/2018 to 30/09/2019 Source REIV

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 six 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	34 Euston Rd HUGHESDALE 3166	\$1,151,000	16/07/2019
2	24 Montrose St ASHWOOD 3147	\$1,020,000	24/08/2019
3	2 Hiscock St CHADSTONE 3148	\$980,000	01/09/2019

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 six months.~~

This Statement of Information was prepared on:

03/12/2019 16:46



2 1 2

Property Type: House (Res)

Land Size: 692 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending September 2019: \$908,000

Comparable Properties



34 Euston Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

3 1 2

Price: \$1,151,000

Method: Private Sale

Date: 16/07/2019

Rooms: 4

Property Type: House

Land Size: 697 sqm approx



24 Montrose St ASHWOOD 3147 (REI/VG)

Agent Comments

3 1 -

Price: \$1,020,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 5

Property Type: House (Res)

Land Size: 706 sqm approx



2 Hiscock St CHADSTONE 3148 (REI/VG)

Agent Comments

3 1 1

Price: \$980,000

Method: Private Sale

Date: 01/09/2019

Property Type: House

Land Size: 748 sqm approx