

# 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](http://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