

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

2/1 RAE 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

\$890,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$834,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Apr 2021

to

31 Mar 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

2/40 MARGOT STREET CHADSTONE VIC 3148	\$960,000	23-Nov-21
2/8 EUROKA STREET CHADSTONE VIC 3148	\$875,000	23-Dec-21
1/143 POWER AVENUE CHADSTONE VIC 3148	\$995,000	09-Apr-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: 19 April 2022


**2/40 MARGOT STREET
CHADSTONE VIC 3148**
 3  2  2

Sold Price **\$960,000** Sold Date **23-Nov-21**

Distance **0.89km**

**2/8 EUROKA STREET CHADSTONE
VIC 3148**
 3  2  1

Sold Price **\$875,000** Sold Date **23-Dec-21**

Distance **1.16km**

**1/143 POWER AVENUE
CHADSTONE VIC 3148**
 3  2  2

Sold Price ^{RS} **\$995,000** Sold Date **09-Apr-22**

Distance **1.41km**
RS = Recent sale

UN = Undisclosed Sale

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