

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

12a Vision Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,133,000

Property Type House

Suburb Chadstone

Period - From 01/10/2019

to 30/09/2020

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	80 Power Av CHADSTONE 3148	\$970,000	05/12/2020
2	12 Vision St CHADSTONE 3148	\$960,000	03/09/2020
3	12 Attunga St CHADSTONE 3148	\$902,500	19/08/2020

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:

12/01/2021 12:09



Property Type: House
Land Size: 577.146 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending September 2020: \$1,133,000

Comparable Properties



80 Power Av CHADSTONE 3148 (REI)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 572 sqm approx



12 Vision St CHADSTONE 3148 (REI)

Agent Comments



Price: \$960,000
Method: Sold Before Auction
Date: 03/09/2020
Property Type: House (Res)
Land Size: 598 sqm approx



12 Attunga St CHADSTONE 3148 (VG)

Agent Comments



Price: \$902,500
Method: Sale
Date: 19/08/2020
Property Type: House (Res)
Land Size: 585 sqm approx