

## 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

37 Margot Street, Chadstone, VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,200,000

&

\$1,250,000

### Median sale price

Median price

\$1,048,788

Property type

House

Suburb

CHADSTONE

Period - From

25/11/2020

to

24/05/2021

Source

CoreLogic

### Comparable property sales

**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 5 Ladner Court Chadstone	\$1,238,000	10/04/2021
2 9 Crana Court Chadstone	\$1,316,000	27/03/2021
3 8 Myora Court Chadstone	\$1,290,000	14/03/2021

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:

24/05/2021