

# 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 Savio 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 & \$1,300,000

### Median sale price

Median price \$1,175,000 Property type House Suburb CHADSTONE

Period - From 01/06/2022 to 31/05/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property              | Price       | Date of sale |
|---------------------------------------------|-------------|--------------|
| 1 9 Terrigal Street Chadstone Vic 3148      | \$1,225,000 | 2022-12-10   |
| 2 20 Amaroo Street Chadstone Vic 3148       | \$1,100,000 | 2023-02-25   |
| 3 6 Railway Parade South Chadstone Vic 3148 | \$1,200,000 | 2023-05-27   |

This Statement of Information was prepared on: 01/06/2023

