

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

2/111 WAVERLEY ROAD 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

\$920,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,500

Property type

Unit

Suburb

Chadstone

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/576 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$1,120,000	26-Jun-24
3/26 WESTBROOK STREET CHADSTONE VIC 3148	\$975,800	27-Jul-24
2/93 WAVERLEY ROAD CHADSTONE VIC 3148	\$1,045,000	15-Jun-24

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: 04 November 2024



**2/576 HUNTINGDALE ROAD
MOUNT WAVERLEY VIC 3149**

3 2 2

Sold Price **\$1,120,000** Sold Date **26-Jun-24**

Distance **1.28km**



**3/26 WESTBROOK STREET
CHADSTONE VIC 3148**

3 2 2

Sold Price **\$975,800** Sold Date **27-Jul-24**

Distance **0.56km**



**2/93 WAVERLEY ROAD
CHADSTONE VIC 3148**

4 2 1

Sold Price **\$1,045,000** Sold Date **15-Jun-24**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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