

# 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 42 Mawarra Crescent, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,226,500 Property type House Suburb CHADSTONE  
Period - From 03/02/2022 to 02/02/2023 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	113 Power Avenue Chadstone Vic 3148	\$1,053,500	2022-08-25
2	17 Drummond Street Chadstone Vic 3148	\$950,000	2022-09-12
3	6 Bolwarra Street Chadstone Vic 3148	\$1,110,000	2022-09-17

This Statement of Information was prepared on: 03/02/2023

