

# 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

74 Chadstone Road, Chadstone Vic 3148

### Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

### Median sale price

Median price \$1,260,000 Property Type House Suburb Chadstone

Period - From 01/10/2020 to 30/09/2021 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	62-64 The Boulevard , Malvern East, Vic 3145, Australia	\$2,155,000	30/10/2021
2	396 Waverley Rd MALVERN EAST 3145	\$2,375,000	12/08/2021
3	2 Sydare Av MALVERN EAST 3145	\$2,205,000	13/11/2021

**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:

24/11/2021 11:30



 4
  1
  3

**Property Type:** House  
**Land Size:** 867 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,200,000 - \$2,400,000  
**Median House Price**  
 Year ending September 2021: \$1,260,000

## Comparable Properties

62-64 The Boulevard , Malvern East, Vic 3145, Australia (REI) **Agent Comments**

 5
  1
  2

**Price:** \$2,155,000  
**Method:**  
**Date:** 30/10/2021  
**Property Type:** House



396 Waverley Rd MALVERN EAST 3145 (REI/VG) **Agent Comments**

 3
  1
  2

**Price:** \$2,375,000  
**Method:** Sold Before Auction  
**Date:** 12/08/2021  
**Property Type:** House (Res)  
**Land Size:** 883 sqm approx



2 Sydare Av MALVERN EAST 3145 (REI) **Agent Comments**

 3
  1
  2

**Price:** \$2,205,000  
**Method:** Auction Sale  
**Date:** 13/11/2021  
**Property Type:** House (Res)  
**Land Size:** 863 sqm approx

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