

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

6/4 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

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$844,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Mar 2021

to

28 Feb 2022

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

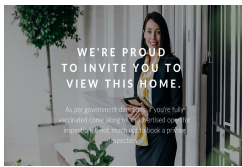
Date of sale

2/18 CARRUM STREET MALVERN EAST VIC 3145	\$575,000	28-Jan-22
4/4 WAVERLEY ROAD CHADSTONE VIC 3148	\$540,168	21-Jul-21

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: 28 March 2022


2/18 CARRUM STREET MALVERN EAST VIC 3145

Sold Price

\$575,000

Sold Date

28-Jan-22
 2

 1

 1

Distance

-


4/4 WAVERLEY ROAD CHADSTONE VIC 3148

Sold Price

\$540,168

Sold Date

21-Jul-21
 2

 1

 1

Distance

0.01km
RS = Recent sale

UN = Undisclosed Sale

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