## 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

2/32 Atkinson Street, Chadstone Vic 3148

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$630,000		&		\$690,000				
Median sale price									
Median price	\$906,000	Pro	operty Type	Unit			Suburb	Chadstone	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/13-15 Arcadia Av MALVERN EAST 3145	\$665,000	31/01/2025
2	903/6 Dalgety St OAKLEIGH 3166	\$660,800	19/12/2024
3	1/8 State St OAKLEIGH EAST 3166	\$670,000	25/11/2024

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:

07/03/2025 12:44









Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$630,000 - \$690,000 Median Unit Price Year ending December 2024: \$906,000

# **Comparable Properties**

2/13-15 Arcadia Av MALVERN EAST 3145 (REI) 2 1 2 1 1 1 Price: \$665,000 Method: Auction Sale Date: 31/01/2025 Property Type: Villa	Agent Comments
903/6 Dalgety St OAKLEIGH 3166 (REI/VG)   1   2 1   Price: \$660,800   Method: Private Sale   Date: 19/12/2024   Property Type: Apartment	Agent Comments
1/8 State St OAKLEIGH EAST 3166 (REI/VG)   2 1 2   Price: \$670,000   Method: Private Sale   Date: 25/11/2024   Property Type: Unit	Agent Comments

#### Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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