

# 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

2/124 Power Avenue, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,257,500 Property Type House Suburb Chadstone

Period - From 01/10/2023 to 30/09/2024 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	568c Huntingdale Rd MOUNT WAVERLEY 3149	\$1,009,000	14/12/2024
2	2/5 Winifred St OAKLEIGH 3166	\$1,050,000	29/11/2024
3	2/8 Bosco St CHADSTONE 3148	\$1,076,000	03/08/2024

**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:

27/12/2024 11:25



3   2   2

**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending September 2024: \$1,257,500

## Comparable Properties



**568c Huntingdale Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3   2   2

**Price:** \$1,009,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 234 sqm approx



**2/5 Winifred St OAKLEIGH 3166 (REI)**

Agent Comments

3   2   2

**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 29/11/2024  
**Property Type:** Townhouse (Res)



**2/8 Bosco St CHADSTONE 3148 (REI/VG)**

Agent Comments

3   3   1

**Price:** \$1,076,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** Townhouse (Res)

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