

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

17 Westbrook Street, Chadstone Vic 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,000,000

Median sale price

Median price \$1,297,500

Property Type House

Suburb Chadstone

Period - From 01/10/2022

to 30/09/2023

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	51 High Street Rd ASHWOOD 3147	\$1,050,000	07/10/2023
2	117 Atherton Rd OAKLEIGH 3166	\$1,050,000	28/10/2023
3	1 Collins St CHADSTONE 3148	\$950,500	31/10/2023

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:

09/11/2023 13:09

17 Westbrook Street, Chadstone Vic 3148



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,000,000

Median House Price

Year ending September 2023: \$1,297,500



Property Type:

Agent Comments

Comparable Properties



51 High Street Rd ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 07/10/2023

Property Type: House

Land Size: 592 sqm approx



117 Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 288 sqm approx



1 Collins St CHADSTONE 3148 (REI)

Agent Comments



Price: \$950,500

Method: Private Sale

Date: 31/10/2023

Property Type: House

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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