

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 1/32 Woonah Street, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$888,000 Property type Unit Suburb Chadstone

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales

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
1/23 Ivanhoe Grove, Malvern East	\$1,200,000	07/12/2019
2/27 Carramar Street, Chadstone	\$1,100,000	21/11/2019
2/1 Sylvan Crescent, Ashwood	\$1,120,000	22/09/2019

This Statement of Information was prepared on: 6 February 2020