

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

3/17 CABENA CRESCENT 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Oct 2023

to

30 Sep 2024

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

1/10 STAPLEY CRESCENT CHADSTONE VIC 3148	\$630,000	03-Aug-24
4/2 KELLY STREET CHADSTONE VIC 3148	\$651,500	12-Apr-24

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: 05 October 2024

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E gareth.a@obrienrealestate.com.au**1/10 STAPLEY CRESCENT
CHADSTONE VIC 3148** 2  1  1Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **03-Aug-24**Distance **0.2km****4/2 KELLY STREET CHADSTONE
VIC 3148** 2  1  1Sold Price **\$651,500** Sold Date **12-Apr-24**Distance **0.58km****RS** = Recent sale**UN** = Undisclosed Sale

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