

# 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

30 Stapley Crescent, Chadstone, VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,525,000

or range between

&

### Median sale price

Median price

\$1,170,000

Property type

House

Suburb

CHADSTONE

Period - From

04/07/2022

to

03/07/2023

Source

core\_logic

### Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	43 Bradstreet Road Mount Waverley Vic 3149	\$1,460,000	2023-02-04
2			
3			

This Statement of Information was prepared on:

04/07/2023

