

# 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

100 Waverley Road, 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 \$1,100,000 & \$1,210,000

### Median sale price

Median price \$1,306,000 Property Type House Suburb Chadstone

Period - From 01/04/2021 to 30/06/2021 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 | 18 Terrigal St CHADSTONE 3148  | \$1,415,000 | 31/07/2021   |
| 2 | 37 Margot St CHADSTONE 3148    | \$1,306,000 | 26/06/2021   |
| 3 | 7 Nyrang St CHADSTONE 3148     | \$1,211,000 | 31/05/2021   |

**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:

06/08/2021 12:28



 3    1    2

**Property Type:** House

**Land Size:** 724 sqm approx

Agent Comments

## Comparable Properties



**18 Terrigal St CHADSTONE 3148 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,415,000

**Method:** Auction Sale

**Date:** 31/07/2021

**Property Type:** House (Res)

**Land Size:** 688 sqm approx



**37 Margot St CHADSTONE 3148 (REI)**

Agent Comments

 2    1    2

**Price:** \$1,306,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** House (Res)

**Land Size:** 643 sqm approx



**7 Nyrang St CHADSTONE 3148 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$1,211,000

**Method:** Sold Before Auction

**Date:** 31/05/2021

**Property Type:** House (Res)

**Land Size:** 604 sqm approx