

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

16 Ventnor Street, Chadstone Vic 3148

Indicative selling price

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

Single price

\$1,169,000

Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Chadstone

Period - From

17/09/2023

to

16/09/2024

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	564 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,102,800	10/09/2024
2	4 Warrina St CHADSTONE 3148	\$1,150,000	29/07/2024
3	27 Leigh St HUNTINGDALE 3166	\$1,180,000	01/06/2024

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:

17/09/2024 11:23

16 Ventnor Street, Chadstone Vic 3148

**Jellis
Craig**

Anthony Fordham

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Indicative Selling Price

\$1,169,000

Median House Price

17/09/2023 - 16/09/2024: \$1,260,000



3 2 2

Rooms: 5

Property Type: House

Land Size: 586m2 sqm approx

Agent Comments

Comparable Properties



564 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

Price: \$1,102,800

Method: Private Sale

Date: 10/09/2024

Property Type: House

Land Size: 691 sqm approx



4 Warrina St CHADSTONE 3148 (REI)

Agent Comments

3 1 2

Price: \$1,150,000

Method: Private Sale

Date: 29/07/2024

Property Type: House (Res)

Land Size: 644 sqm approx



27 Leigh St HUNTINGDALE 3166 (REI)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 602 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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