

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 Mawarra Crescent, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,050,000

&

\$1,075,000

Median sale price

Median price \$1,269,000

Property Type House

Suburb Chadstone

Period - From 01/10/2019

to 31/12/2019

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	27 Tuhans Rd MOUNT WAVERLEY 3149	\$1,085,000	28/03/2020
2	55 Winbirra Pde ASHWOOD 3147	\$1,070,000	11/11/2019
3	5 Jacana St CHADSTONE 3148	\$1,025,000	19/10/2019

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:

04/04/2020 15:35

3 Mawarra Crescent, Chadstone Vic 3148



John Stack

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Indicative Selling Price

\$1,050,000 - \$1,075,000

Median House Price

December quarter 2019: \$1,269,000



3 1 2

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties

27 Tuhans Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,085,000

Method: Auction Sale

Date: 28/03/2020

Property Type: House (Res)

Land Size: 724 sqm approx



55 Winbirra Pde ASHWOOD 3147 (VG)

Agent Comments

2 - -

Price: \$1,070,000

Method: Sale

Date: 11/11/2019

Property Type: House (Res)

Land Size: 669 sqm approx

5 Jacana St CHADSTONE 3148 (REI/VG)

Agent Comments

3 1 2

Price: \$1,025,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 616 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.