## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,050,000		&		\$1,075,000			
Median sale p	rice							
Median price	\$1,269,000	Pro	operty Type	Hous	se		Suburb	Chadstone
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ado	dress 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





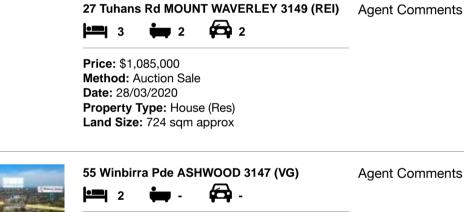
John Stack



**Property Type:** House Land Size: 700 sqm approx Agent Comments 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,075,000 Median House Price December quarter 2019: \$1,269,000

# **Comparable Properties**





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)

**1** 3 **1 2** 

Agent Comments

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.