

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 4 Jacana Court, Chadstone, VIC 3148

Indicative selling price

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

Single price or range between \$1,500,000 & \$1,550,000

Median sale price

Median price \$1,222,000 Property type House Suburb CHADSTONE

Period - From 04/09/2021 to 03/03/2022 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 45 Smyth Street Mount Waverley Vic 3149	\$1,500,000	2021-11-30
2 26 Cole Crescent Chadstone Vic 3148	\$1,600,000	2021-11-07
3 34 Tamar Grove Oakleigh Vic 3166	\$1,575,000	2021-12-12

This Statement of Information was prepared on: 03/03/2022

