

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 44 Mawarra Crescent, Chadstone Vic 3148

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,110,000 House X Unit Suburb Chadstone

Period - From 01/10/2016 to 30/09/2017 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 | 21 Binalong Av CHADSTONE 3148 | \$1,120,000 | 16/12/2017 |
| 2 | 18 Cole Cr CHADSTONE 3148 | \$1,103,000 | 28/11/2017 |
| 3 | 12 Mawarra Cr CHADSTONE 3148 | \$1,080,000 | 25/11/2017 |

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.



4 1 1

Rooms:

Property Type: House (Res)

Land Size: 610 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

Year ending September 2017: \$1,110,000

Comparable Properties



21 Binalong Av CHADSTONE 3148 (REI)

Agent Comments

3 1 -

Price: \$1,120,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)



18 Cole Cr CHADSTONE 3148 (REI)

Agent Comments

3 2 3

Price: \$1,103,000

Method: Private Sale

Date: 28/11/2017

Rooms: 4

Property Type: House

Land Size: 620 sqm approx



12 Mawarra Cr CHADSTONE 3148 (REI)

Agent Comments

3 1 2

Price: \$1,080,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 606 sqm approx