

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

9 Drummond Street, 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

\$908,000

Property Type

House

Suburb

Chadstone

Period - From

01/10/2018

to

30/09/2019

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	4 Melinga Cr CHADSTONE 3148	\$1,200,000	26/10/2019
2	34 Euston Rd HUGHESDALE 3166	\$1,151,000	16/07/2019
3	21 Jacana St CHADSTONE 3148	\$1,050,000	06/07/2019

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:

04/11/2019 14:33



Property Type: House
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

Year ending September 2019: \$908,000

Comparable Properties



4 Melinga Cr CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 611 sqm approx



34 Euston Rd HUGHESDALE 3166 (REI/VG)

Agent Comments



Price: \$1,151,000
Method: Private Sale
Date: 16/07/2019
Rooms: 4
Property Type: House
Land Size: 697 sqm approx



21 Jacana St CHADSTONE 3148 (REI)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 06/07/2019
Rooms: 4
Property Type: House
Land Size: 624 sqm approx