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 Chadstone Road, Malvern East Vic 3145

Indicative selling price

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

Single price | $2,215,000

Median sale price

| Median price | $2,282,500 | Property Type | House | Suburb | Malvern East |

| Period - From | 01/10/2021 | to | 31/12/2021 | 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	7 Gilsland Rd MURRUMBEENA 3163	$2,250,000	06/12/2021
2	11 Gilsland Rd MURRUMBEENA 3163	$2,175,000	04/12/2021
3	20 Nicholas St ASHBURTON 3147	$2,000,000	15/12/2021

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: | 02/03/2022 20:14

CONSUMER AFFAIRS VICTORIA

9 Chadstone Road, Malvern East Vic 3145

Chisholm&Gamon

Torsten Kasper
03 9531 1245
0428 454 181
torsten@chisholmgamon.com.au

Indicative Selling Price
$2,215,000
Median House Price
December quarter 2021: $2,282,500

🛏 3   🛁 2   🚗 4

Property Type: House
Land Size: 737 sqm approx

Agent Comments

737sqm approx.

Comparable Properties

7 Gilsland Rd MURRUMBEENA 3163 (REI)

🛏 3   🛁 2   🚗 1

Price: $2,250,000
Method: Private Sale
Date: 06/12/2021
Rooms: 5
Property Type: House (Res)

Agent Comments

11 Gilsland Rd MURRUMBEENA 3163 (REI)

🛏 3   🛁 1   🚗 1

Price: $2,175,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 784 sqm approx

Agent Comments

20 Nicholas St ASHBURTON 3147 (REI)

🛏 2   🛁 1   🚗 2

Price: $2,000,000
Method: Sold Before Auction
Date: 15/12/2021
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments