

## 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

4/31 BURTON STREET CHADSTONE VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$840,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

2/120 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$902,000	28-Nov-24
3/21 TIMMINGS STREET CHADSTONE VIC 3148	\$915,000	04-Nov-24
2/48 AMAROO STREET CHADSTONE VIC 3148	\$899,500	07-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 03 February 2025



**2/120 HUNTINGDALE ROAD  
MOUNT WAVERLEY VIC 3149**

3 2 1

Sold Price <sup>RS</sup> **\$902,000** Sold Date **28-Nov-24**

Distance **1.67km**



**3/21 TIMMINGS STREET  
CHADSTONE VIC 3148**

3 2 1

Sold Price **\$915,000** Sold Date **04-Nov-24**

Distance **1.49km**



**2/48 AMAROO STREET  
CHADSTONE VIC 3148**

3 2 1

Sold Price **\$899,500** Sold Date **07-Feb-24**

Distance **0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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