

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

2/24 Stapley Crescent Chadstone VIC 3148

Indicative selling price

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

Single Price

or range
between

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/27 Macrina Street Oakleigh East VIC 3166	\$835,000	25-Sep-19
3/6 Bletchley Road Hughesdale VIC 3166	\$900,000	25-May-19
2/38 Damon Road Mount Waverley VIC 3149	\$910,000	08-Jun-19

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: 20 November 2019



**2/27 Macrina Street Oakleigh East
VIC 3166**

 3  3  2

Sold Price

^{RS}

\$835,000

Sold Date

25-Sep-19

Distance

1.95km



**3/6 Bletchley Road Hughesdale VIC
3166**

 4  1  2

Sold Price

\$900,000

Sold Date

25-May-19

Distance

1.26km



**2/38 Damon Road Mount Waverley
VIC 3149**

 4  3  2

Sold Price

\$910,000

Sold Date

08-Jun-19

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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