

# 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

3/71 Atkinson 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)

Single price

or range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$ 846,500

Property type

Unit

Suburb

CHADSTONE

Period - From

24/10/2022

to

23/10/2023

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 43 Margot Street Chadstone Vic 3148	\$1,121,000	2023-08-26
2 2/9 Melinga Crescent Chadstone Vic 3148	\$1,062,000	2023-06-22
3 2/23 Jacana Street Chadstone Vic 3148	\$1,140,000	2023-05-19

This Statement of Information was prepared on:

24/10/2023



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.