

# 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

1/19 Kalymna Grove, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$880,000

&

\$920,000

### Median sale price

Median price

\$1,275,000

Property Type

House

Suburb

Chadstone

Period - From

01/07/2021

to

30/09/2021

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	26 Brindalee Mews CHADSTONE 3148	\$950,000	13/09/2021
2	26 Kierens Way CHADSTONE 3148	\$945,000	30/10/2021
3	22 Nyrang St CHADSTONE 3148	\$937,000	25/09/2021

**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:

15/11/2021 18:16



 3  2  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$880,000 - \$920,000

**Median House Price**

September quarter 2021: \$1,275,000

## Comparable Properties



**26 Brindalee Mews CHADSTONE 3148 (REI)**

Agent Comments

 3  -  -

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 13/09/2021

**Property Type:** House (Res)



**26 Kierens Way CHADSTONE 3148 (REI)**

Agent Comments

 3  2  2

**Price:** \$945,000

**Method:** Auction Sale

**Date:** 30/10/2021

**Property Type:** House (Res)



**22 Nyrang St CHADSTONE 3148 (REI)**

Agent Comments

 3  1  2

**Price:** \$937,000

**Method:** Auction Sale

**Date:** 25/09/2021

**Property Type:** House (Res)