## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

1/19 Kalymna Grove, Chadstone Vic 3148

### Indicative selling price

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

Range between \$880,000 & \$920,000	Range between	\$880,000	&	\$920,000
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### Median sale price

Median price \$1,275,000	Property Type H	ouse	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

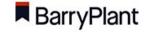
Address of comparable property		Price	Date of sale
1	26 Brindalee Mews CHADSTONE 3148	\$950,000	13/09/2021
2	26 Kierens Way CHADSTONE 3148	\$945,000	30/10/2021
3	22 Nyrang St CHADSTONE 3148	\$937,000	25/09/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

**-**3





Price: \$950,000

Method: Sold Before Auction

Date: 13/09/2021

Property Type: House (Res)

Agent Comments



26 Kierens Way CHADSTONE 3148 (REI)

3







**Price:** \$945,000 **Method:** Auction Sale **Date:** 30/10/2021

Property Type: House (Res)

**Agent Comments** 



22 Nyrang St CHADSTONE 3148 (REI)





Price: \$937,000 Method: Auction Sale Date: 25/09/2021

Property Type: House (Res)

Agent Comments

**Account** - Barry Plant | P: 03 9807 2333



