

# 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

1/14 Melinga Crescent, 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 \$790,000 & \$869,000

### Median sale price

Median price \$754,000

Property Type Unit

Suburb Chadstone

Period - From 01/10/2018

to 30/09/2019

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	1/17 Cassinia Av ASHWOOD 3147	\$851,000	03/07/2019
2	1/9 Robert St CHADSTONE 3148	\$822,500	09/10/2019
3	1/40 Leonie Av MOUNT WAVERLEY 3149	\$793,000	31/08/2019

**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:

12/11/2019 16:31



3 2 2

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$790,000 - \$869,000

**Median Unit Price**

Year ending September 2019: \$754,000

## Comparable Properties



**1/17 Cassinia Av ASHWOOD 3147 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$851,000

**Method:** Private Sale

**Date:** 03/07/2019

**Property Type:** Unit



**1/9 Robert St CHADSTONE 3148 (REI)**

**Agent Comments**

3 1 1

**Price:** \$822,500

**Method:** Private Sale

**Date:** 09/10/2019

**Rooms:** 4

**Property Type:** Unit



**1/40 Leonie Av MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$793,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 336 sqm approx