

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 30 Railway Parade South, Chadstone Vic 3148

Indicative selling price

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

Single price \$820,000

Median sale price

Median price \$896,750 House X Unit Suburb Chadstone

Period - From 01/01/2019 to 31/03/2019 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 | 2 Mawarra Cr CHADSTONE 3148 | \$869,000 | 21/11/2018 |
| 2 | 1 Tandara Ct CHADSTONE 3148 | \$840,000 | 16/01/2019 |
| 3 | 13 Adrian St CHADSTONE 3148 | \$805,000 | 24/11/2018 |

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.

 3
  2
  2

Rooms:**Property Type:** House (Res)**Land Size:** 607 sqm approx

Agent Comments

Indicative Selling Price

\$820,000

Median House Price

March quarter 2019: \$896,750

Comparable Properties

**2 Mawarra Cr CHADSTONE 3148 (VG)**

Agent Comments

 2
  -
  -

Price: \$869,000**Method:** Sale**Date:** 21/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 604 sqm approx**1 Tandara Ct CHADSTONE 3148 (REI/VG)**

Agent Comments

 3
  1
  -

Price: \$840,000**Method:** Private Sale**Date:** 16/01/2019**Rooms:** 4**Property Type:** House**Land Size:** 738 sqm approx**13 Adrian St CHADSTONE 3148 (REI/VG)**

Agent Comments

 4
  2
  2

Price: \$805,000**Method:** Private Sale**Date:** 24/11/2018**Rooms:** 5**Property Type:** House**Land Size:** 579 sqm approx