

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

2/77 Atkinson Street, Chadstone VIC 3148

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Chadstone

Period - From

12/08/2024

to

11/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 1 Weabra Court Chadstone VIC 3148 | \$1,100,000 | 08/02/2025 |
| 1/9 Elizabeth Street Oakleigh East VIC 3166 | \$990,000 | 15/09/2024 |
| | | |

This Statement of Information was prepared on:

12/02/2025