

# 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

34 Margot Street, 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

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Chadstone

Period - From

13/07/2024

to

12/01/2025

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
16 Ventnor Street Chadstone VIC 3148	\$1,155,000	22/11/2024
4 Warrina Street Chadstone VIC 3148	\$1,150,000	28/10/2024
3 Rosemary Street Chadstone VIC 3148	\$1,070,000	03/12/2024

This Statement of Information was prepared on:

13/01/2025