

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

7/8 Cole Crescent, Chadstone Vic 3148

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$1,100,000

Property Type

Townhouse

Suburb

Chadstone

Period - From

25/03/2023

to

24/03/2024

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	3/22 Hiscock St CHADSTONE 3148	\$995,000	23/03/2024
2	3/4 Lenna Ct CHADSTONE 3148	\$965,000	04/01/2024
3	1/9 Robert St CHADSTONE 3148	\$925,000	15/02/2024

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:

25/03/2024 10:03



3
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$900,000

Median Townhouse Price

25/03/2023 - 24/03/2024: \$1,100,000

Comparable Properties



3/22 Hiscock St CHADSTONE 3148 (REI)

Agent Comments

3
 3
 1

Price: \$995,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)



3/4 Lenna Ct CHADSTONE 3148 (REI/VG)

Agent Comments

3
 2
 1

Price: \$965,000

Method: Sold Before Auction

Date: 04/01/2024

Property Type: Townhouse (Res)



1/9 Robert St CHADSTONE 3148 (REI)

Agent Comments

3
 1
 1

Price: \$925,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Unit

Land Size: 295 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222