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

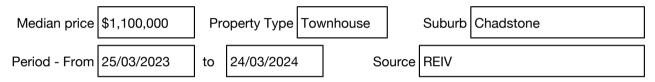
7/8 Cole Crescent, Chadstone Vic 3148

Indicative selling price

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For the meaning of this	NICE SEE CONSLIMER VIC	dov au/underguoting
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Single price \$900,000

Median sale price



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









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)



Price: \$995,000 Method: Auction Sale Date: 23/03/2024 Property Type: Townhouse (Res)



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



Price: \$965,000 Method: Sold Before Auction Date: 04/01/2024 Property Type: Townhouse (Res)

1/9 Robert St CHADSTONE 3148 (REI)



Agent Comments

Agent Comments

Agent Comments

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





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