

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

2/93 WAVERLEY ROAD CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,500

Property type

Unit

Suburb

Chadstone

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

2/24 ATKINSON STREET CHADSTONE VIC 3148	\$1,060,000	03-Dec-23
2/38 DRUMMOND STREET CHADSTONE VIC 3148	\$1,012,000	02-Mar-24
10C HIGHFIELD ROAD CHADSTONE VIC 3148	\$1,061,888	09-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 15 May 2024

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**2/24 ATKINSON STREET
CHADSTONE VIC 3148**
 4  3  2

 Sold Price **\$1,060,000** Sold Date **03-Dec-23**

 Distance **0.61km**

**2/38 DRUMMOND STREET
CHADSTONE VIC 3148**
 4  3  2

 Sold Price ^{RS} **\$1,012,000** ^{UN} Sold Date **02-Mar-24**

 Distance **0.73km**

**10C HIGHFIELD ROAD
CHADSTONE VIC 3148**
 4  3  2

 Sold Price ^{RS} **\$1,061,888** Sold Date **09-Mar-24**

 Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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