

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	72 Drummond Street Chadstone, 3148
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$1,150,000 & \$1,250,000
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### Median sale price

Median price	\$1,306,000	Property Type	NOT PROVIDED	Suburb	CHADSTONE
Period - From	31-Mar-2024	to	28-Feb-2025	Source	realestate.com.au

### Comparable property sales

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	7 Waverley Road, Chadstone, Vic 3148	\$1,236,000	19-Oct-2024
2	34 Margot Street, Chadstone, Vic 3148	\$1,180,000	08-Feb-2025
3	51 Drummond Street, Chadstone, Vic 3148	\$1,200,000	11-Jan-2025

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