

# 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 26a Woonah 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)

Single price  or range between \$1,000,000 & \$1,080,000

### Median sale price

Median price \$1,277,500 Property type House Suburb CHADSTONE

Period - From 05/08/2021 to 05/08/2022 Source core\_logic

### Comparable property sales

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
1 205 Waverley Road Mount Waverley Vic 3149	\$1,040,000	2022-03-24
2 1/17 Carramar Street Chadstone Vic 3148	\$1,000,000	2022-03-01
3 2 Baradine Street Chadstone Vic 3148	\$1,150,000	2022-04-02

This Statement of Information was prepared on: 05/08/2022

