

# 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

2/25 Atkinson 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)

Range between \$720,000 & \$770,000

### Median sale price

Median price \$861,000 Property Type Unit Suburb Chadstone

Period - From 01/01/2020 to 31/12/2020 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	3/111 Waverley Rd CHADSTONE 3148	\$780,000	15/02/2021
2	2/1 Bletchley Rd HUGHESDALE 3166	\$760,000	12/12/2020
3	20 Gateway Cl CHADSTONE 3148	\$740,000	31/10/2020

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:

23/03/2021 15:49



**Property Type:** Townhouse

Agent Comments

Low maintenance and full of sun, this 3 bedroom 2 bathroom freestanding townhouse enjoys a stylish lounge, sun filled dining area, a downstairs main bedroom (BIRs & sparkling semi ensuite), granite kitchen, a covered north facing deck (café blinds), parquet floors, ducted heating, air cond, security, an auto garage & parking. Walk to Chadstone Shopping Centre.

## Comparable Properties



**3/111 Waverley Rd CHADSTONE 3148 (REI)**

Agent Comments



**Price:** \$780,000

**Method:** Private Sale

**Date:** 15/02/2021

**Property Type:** Townhouse (Single)



**2/1 Bletchley Rd HUGHESDALE 3166 (REI/VG)**

Agent Comments



**Price:** \$760,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Townhouse (Res)



**20 Gateway CI CHADSTONE 3148 (REI/VG)**

Agent Comments



**Price:** \$740,000

**Method:** Auction Sale

**Date:** 31/10/2020

**Property Type:** Townhouse (Res)