

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

8 Edward Street, Chadstone, VIC 3148

### Indicative selling price

Single Price or Range between

\$980,000 - \$1,020,000

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

### Median sale price

Median Price

\$892,500

Property Type

House

Suburb

CHADSTONE

Period From

25/05/2019

Period To

25/11/2019

Source

Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



25 KALYMNA GROVE  
CHADSTONE

3 1 2

Price \$1,000,000

Date of Sale 23/11/2019

Land 537 sqm



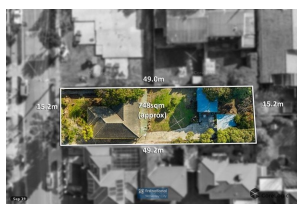
5 JACANA STREET  
CHADSTONE

3 1 2

Price \$1,025,000

Date of Sale 19/10/2019

Land 618 sqm



2 HISCOCK STREET  
CHADSTONE

3 1 1

Price \$980,000

Date of Sale 01/09/2019

Land 748 sqm