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	3/18 Cabena Crescent, Chadstone Vic 3148
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000	&	\$950,000
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Median sale price

Median price	\$1,045,000	Pro	perty Type To	wnhouse		Suburb	Chadstone
Period - From	10/12/2023	to	09/12/2024	So	ource	Property	v Data

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

Add	dress of comparable property	Price	Date of sale
1	3/21 Timmings St CHADSTONE 3148	\$915,000	03/11/2024
2	3/26 Westbrook St CHADSTONE 3148	\$975,800	27/07/2024
3	2/41 Margot St CHADSTONE 3148	\$940,000	06/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/12/2024 13:26













Property Type:Agent Comments

Indicative Selling Price \$880,000 - \$950,000 Median Townhouse Price 10/12/2023 - 09/12/2024: \$1,045,000

Comparable Properties



3/21 Timmings St CHADSTONE 3148 (REI)

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3 2

Price: \$915,000

Method: Sold Before Auction

Date: 03/11/2024

Property Type: Townhouse (Res)

Agent Comments



3/26 Westbrook St CHADSTONE 3148 (REI/VG)

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2



2

Agent Comments

Price: \$975,800 Method: Auction Sale Date: 27/07/2024

Property Type: Townhouse (Res) **Land Size:** 202 sqm approx

2/41 Margot St CHADSTONE 3148 (REI/VG)



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9 ,

Price: \$940,000 Method: Auction Sale Date: 06/07/2024

Property Type: Townhouse (Res)

Agent Comments

Account - 11 North | P: 1300 353 836





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