

# 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 3/18 Cabena Crescent, 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 \$880,000 & \$950,000

### Median sale price

Median price \$1,045,000 Property Type Townhouse Suburb Chadstone

Period - From 10/12/2023 to 09/12/2024 Source Property 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	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 comparable properties 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)**

Agent Comments



**Price:** \$915,000  
**Method:** Sold Before Auction  
**Date:** 03/11/2024  
**Property Type:** Townhouse (Res)



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

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)**

Agent Comments



**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** Townhouse (Res)

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