

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

5/73 ATKINSON STREET CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,500

Property type

Unit

Suburb

Chadstone

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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
1/2 AIKMAN CRESCENT CHADSTONE VIC 3148	\$820,000	03-Aug-22
1/16 KELLY STREET CHADSTONE VIC 3148	\$865,000	13-Aug-22
6/736-738 WARRIGAL ROAD MALVERN EAST VIC 3145	\$782,500	10-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 05 September 2022



**1/2 AIKMAN CRESCENT
CHADSTONE VIC 3148**

 3  1  2

Sold Price

^{RS} **\$820,000** Sold Date **03-Aug-22**

Distance **0.44km**



**1/16 KELLY STREET CHADSTONE
VIC 3148**

 3  1  2

Sold Price

^{RS} **\$865,000** Sold Date **13-Aug-22**

Distance **0.39km**



**6/736-738 WARRIGAL ROAD
MALVERN EAST VIC 3145**

 3  1  1

Sold Price

\$782,500 Sold Date **10-Mar-22**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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