

# 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

1/1 Nioka Street, Chadstone, VIC 3148

### Indicative selling price

Single Price or Range between

\$960,000 - \$1,050,000

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

### Median sale price

Median Price

\$692,500

Property Type

Unit

Suburb

CHADSTONE

Period From

27/03/2019

Period To

23/09/2019

Source

Core Logic

### Comparable property sales

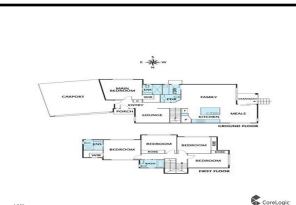
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



2/9 REID STREET  
ASHWOOD

4 3 2

Price \$1,080,000  
Date of Sale 20/07/2019  
Land 207 sqm



3/38 DAMON ROAD  
MOUNT WAVERLEY

5 3 2

Price \$960,000  
Date of Sale 05/07/2019  
Land 251 sqm



2/19 WARRINA STREET  
CHADSTONE

4 3 2

Price \$1,030,000  
Date of Sale 27/06/2019  
Land 224 sqm