

## 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

3/6 WAVERLEY ROAD CHADSTONE VIC 3148

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$844,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Mar 2021

to

28 Feb 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
2/48-50 DRUMMOND STREET CHADSTONE VIC 3148	\$710,000	12-Feb-22
3/68 WAVERLEY ROAD CHADSTONE VIC 3148	\$700,000	26-Feb-22
1/19 CABENA CRESCENT CHADSTONE VIC 3148	\$725,000	30-Sep-21

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: 28 March 2022


**2/48-50 DRUMMOND STREET  
CHADSTONE VIC 3148**

 3
  1
  1

Sold Price <sup>RS</sup> **\$710,000** Sold Date **12-Feb-22**

Distance **0.54km**


**3/68 WAVERLEY ROAD  
CHADSTONE VIC 3148**

 3
  2
  2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **26-Feb-22**

Distance **0.61km**


**1/19 CABENA CRESCENT  
CHADSTONE VIC 3148**

 3
  1
  1

Sold Price **\$725,000** Sold Date **30-Sep-21**

Distance **1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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