

## 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

17 Chaffer Street Chum Creek VIC 3777

### 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

\$1,330,000

&

\$1,460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$807,500

Property type

House

Suburb

Chum Creek

Period-from

01 Feb 2021

to

31 Jan 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

16 Chaffer Street Chum Creek VIC 3777	\$1,401,000	15-Feb-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: 22 February 2022



**16 Chaffer Street Chum Creek VIC  
3777**

Sold Price

<sup>RS</sup>

**\$1,401,000**

Sold Date

**15-Feb-22**



4



3



2

Distance

**0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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