

# 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

1/7 Stapley 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

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$933,500

Property Type

Unit

Suburb

Chadstone

Period - From

01/04/2023

to

30/06/2023

Source

REIV

### 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	2/1 Oakleigh St OAKLEIGH EAST 3166	\$1,090,000	22/07/2023
2	3/7 stapley Cr CHADSTONE 3148	\$1,070,000	15/04/2023
3	2/9 Melinga Cr CHADSTONE 3148	\$1,062,000	22/06/2023

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:

27/09/2023 10:37



Property Type:

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

June quarter 2023: \$933,500

## Comparable Properties



2/1 Oakleigh St OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Townhouse (Res)

Land Size: 195 sqm approx



3/7 Stapley Cr CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$1,070,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Townhouse (Res)



2/9 Melinga Cr CHADSTONE 3148 (VG)

Agent Comments



Price: \$1,062,000

Method: Sale

Date: 22/06/2023

Property Type: Flat/Unit/Apartment (Res)