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	e cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$933,500	Pro	operty Type	Unit			Suburb	Chadstone
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress 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)

Account - 11 North | P: 1300 353 836



propertydata

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