

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

2 Cedar Close, Chadstone Vic 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,189,250

Property Type House

Suburb Chadstone

Period - From 01/01/2021

to 31/03/2021

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	60 Smyth St MOUNT WAVERLEY 3149	\$1,365,000	05/06/2021
2	18 Solomon St MOUNT WAVERLEY 3149	\$1,345,000	01/05/2021
3	5 Ladner Ct CHADSTONE 3148	\$1,238,000	10/04/2021

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:

12/07/2021 16:08



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2021: \$1,189,250

Comparable Properties



60 Smyth St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,365,000
Method: Auction Sale
Date: 05/06/2021
Property Type: House (Res)
Land Size: 664 sqm approx



18 Solomon St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,345,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 653 sqm approx



5 Ladner Ct CHADSTONE 3148 (REI) Agent Comments



Price: \$1,238,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 627 sqm approx