

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

2/113 Waverley Road, Chadstone Vic 3148

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$861,000

Property Type Unit

Suburb Chadstone

Period - From 01/01/2020

to 31/12/2020

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	3/15 May Park Av ASHWOOD 3147	\$765,000	13/03/2021
2	8 Elmtree Tce CHADSTONE 3148	\$757,000	12/12/2020
3	2/68 Waverley Rd CHADSTONE 3148	\$745,000	06/02/2021

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:

15/03/2021 09:01



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Property Type: Unit

Land Size: 283 sqm approx

Agent Comments

Comparable Properties



3/15 May Park Av ASHWOOD 3147 (REI)

Agent Comments

3 1 1

Price: \$765,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Villa



8 Elmtree Tce CHADSTONE 3148 (VG)

Agent Comments

2 - -

Price: \$757,000

Method: Sale

Date: 12/12/2020

Property Type: Flat/Unit/Apartment (Res)



2/68 Waverley Rd CHADSTONE 3148 (REI)

Agent Comments

3 2 2

Price: \$745,000

Method: Private Sale

Date: 06/02/2021

Property Type: Unit