

# 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 1/12 Cole 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)

Single price \$1,115,000

or range between

&

### Median sale price

Median price \$846,500

Property type Unit

Suburb CHADSTONE

Period - From 23/09/2022

to

22/09/2023

Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2/8 Crana Court Chadstone Vic 3148	\$1,216,000	2023-06-03
2 2/9 Melinga Crescent Chadstone Vic 3148	\$1,062,000	2023-06-22
3 2/23 Jacana Street Chadstone Vic 3148	\$1,140,000	2023-05-19

This Statement of Information was prepared on: 23/09/2023

