

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

1/53 WOONAH STREET CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

| | | |
|---------------------------------------|-------------|-----------|
| 2/9 BATESFORD ROAD CHADSTONE VIC 3148 | \$1,140,000 | 28-May-22 |
| 2/3 MURRA COURT ASHWOOD VIC 3147 | \$1,210,000 | 21-May-22 |
| 2/2 MAY PARK AVENUE ASHWOOD VIC 3147 | \$1,180,000 | 04-Apr-22 |

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 6 months.

This Statement of Information was prepared on: 29 June 2022


**2/9 BATESFORD ROAD
CHADSTONE VIC 3148**
 4  3  2

Sold Price ^{RS} **\$1,140,000** Sold Date **28-May-22**

Distance **0.33km**

**2/3 MURRA COURT ASHWOOD VIC
3147**
 4  2  2

Sold Price ^{RS} **\$1,210,000** Sold Date **21-May-22**

Distance **-**

**2/2 MAY PARK AVENUE
ASHWOOD VIC 3147**
 5  3  2

Sold Price **\$1,180,000** Sold Date **04-Apr-22**

Distance **-**
RS = Recent sale

UN = Undisclosed Sale

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