

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

3 HELEN ROAD 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

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Chadstone

Period-from

01 Jul 2022

to

30 Jun 2023

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

4 CHESTNUT PLACE CHADSTONE VIC 3148	\$1,295,000	14-Apr-23
550 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$1,110,000	16-Jun-23
26 ESTELLE STREET OAKLEIGH VIC 3166	\$1,265,000	25-Feb-23

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: 31 July 2023



4 CHESTNUT PLACE CHADSTONE VIC 3148

Sold Price

^{RS}
\$1,295,000

Sold Date

14-Apr-23


Distance

0.13km


550 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149

Sold Price

^{RS}
\$1,110,000

Sold Date

16-Jun-23


Distance

0.66km


26 ESTELLE STREET OAKLEIGH VIC 3166

Sold Price

\$1,265,000

Sold Date

25-Feb-23


Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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