

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 39 Kierens Way 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 \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,395,000 Property type House Suburb Chadstone

Period - From April 2023 to March 2024 Source PropTrack Australia

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 Moroney Drive Chadstone	\$2,063,000	25/09/2023
2 12 Kelly Street Chadstone	\$1,270,000	13/01/2024
3 16 Nioka street Chadstone	\$1,795,000	24/01/2024

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: 22/04/2024