

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

19 Torquay Avenue, Chadstone Vic 3148

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,251,500

Property Type House

Suburb Chadstone

Period - From 10/08/2022

to

09/08/2023

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	11 Curran St OAKLEIGH EAST 3166	\$1,240,000	29/07/2023
2	6 Railway Pde CHADSTONE 3148	\$1,200,000	27/05/2023
3	6 Railway Pde.S CHADSTONE 3148	\$1,200,000	27/05/2023

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:

10/08/2023 15:12

19 Torquay Avenue, Chadstone Vic 3148

McGrath

Wilson Shi

03 9889 8800

0420 481 226

Wilsonshi@Mcgrath.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

10/08/2022 - 09/08/2023: \$1,251,500



3 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



11 Curran St OAKLEIGH EAST 3166 (REI)

Agent Comments

3 2 2

Price: \$1,240,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 735 sqm approx

6 Railway Pde CHADSTONE 3148 (VG)

Agent Comments

3 - -

Price: \$1,200,000

Method: Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 628 sqm approx



6 Railway Pde.S CHADSTONE 3148 (REI)

Agent Comments

3 1 1

Price: \$1,200,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 634 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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