

# 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 1/75 Power Avenue, 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 \$839,000

or range between

&

### Median sale price

Median price \$846,500

Property type

Unit

Suburb

CHADSTONE

Period - From 28/10/2022

to

27/10/2023

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	1/10 Gauntlet Road Malvern East Vic 3145	\$780,000	2023-05-03
2	7/736-738 Warrigal Road Malvern East Vic 3145	\$748,000	2023-05-29
3	5/7 Gubbah Court Ashwood Vic 3147	\$770,000	2023-05-01

This Statement of Information was prepared on: 28/10/2023