

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

159 POWER AVENUE 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

\$1,215,000

Property type

House

Suburb

Chadstone

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

118 POWER AVENUE CHADSTONE VIC 3148	1250000	15-Mar-22
24 MELINGA CRESCENT CHADSTONE VIC 3148	1355000	07-Apr-22
7 NYRANG STREET CHADSTONE VIC 3148	1265000	21-Apr-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**118 POWER AVENUE CHADSTONE
 VIC 3148**

 2  1  1

Sold Price **1250000** Sold Date **15-Mar-22**

Distance **0.48km**



**24 MELINGA CRESCENT
 CHADSTONE VIC 3148**

 3  2  1

Sold Price ^{RS} **1355000** Sold Date **07-Apr-22**

Distance **0.36km**



**7 NYRANG STREET CHADSTONE
 VIC 3148**

 3  1  2

Sold Price ^{RS} **1265000** Sold Date **21-Apr-22**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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