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	2/7 Stapley Crescent, Chadstone Vic 3148
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,080,000	&	\$1,170,000
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Median sale price

Median price	\$828,000	Pro	perty Type	Jnit		Suburb	Chadstone
Period - From	29/01/2024	to	28/01/2025	S	ource	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	1/30 Hiscock St CHADSTONE 3148	\$1,230,000	21/12/2024
2	3/8a Atkinson St CHADSTONE 3148	\$1,070,000	19/10/2024
3	8d Highfield Rd CHADSTONE 3148	\$1,030,000	07/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/01/2025 05:39









Indicative Selling Price \$1,080,000 - \$1,170,000 **Median Unit Price** 29/01/2024 - 28/01/2025: \$828,000

Comparable Properties



1/30 Hiscock St CHADSTONE 3148 (REI)

Price: \$1,230,000 Method: Private Sale Date: 21/12/2024

Property Type: Townhouse (Single)

Agent Comments



3/8a Atkinson St CHADSTONE 3148 (REI/VG)





Agent Comments

Price: \$1,070,000 Method: Auction Sale Date: 19/10/2024

Property Type: Townhouse (Res) Land Size: 266 sqm approx

8d Highfield Rd CHADSTONE 3148 (REI/VG)



Price: \$1,030,000 Method: Private Sale Date: 07/08/2024

Property Type: Townhouse (Res) Land Size: 226 sqm approx

Agent Comments

Account - 11 North | P: 1300 353 836





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