

## 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

3/5 Rae Street Chadstone VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Chadstone

Period-from

01 Aug 2019

to

31 Jul 2020

Source

Corelogic

### 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 6 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

3/5 Newton Street Chadstone VIC 3148	\$787,000	23-Apr-20
2C Elaroo Street Chadstone VIC 3148	\$800,000	29-Feb-20
40 Kierens Way Chadstone VIC 3148	\$750,000	14-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 03 August 2020



**3/5 Newton Street Chadstone VIC 3148**

 3  2  1

Sold Price

**\$787,000**

Sold Date **23-Apr-20**

Distance **0.17km**



**2C Elaroo Street Chadstone VIC 3148**

 2  2  1

Sold Price

**\$800,000**

Sold Date **29-Feb-20**

Distance **0.76km**



**40 Kierens Way Chadstone VIC 3148**

 3  1  1

Sold Price

**\$750,000**

Sold Date **14-Feb-20**

Distance **1.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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