

# 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

40 Bolwarra 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)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Chadstone

Period - From

01/07/2019

to

30/09/2019

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	2/27 Carramar St CHADSTONE 3148	\$1,100,000	23/11/2019
2	21 Jacana St CHADSTONE 3148	\$1,050,000	06/07/2019
3	5 Jacana St CHADSTONE 3148	\$1,025,000	19/10/2019

**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:

20/12/2019 11:35



3 2 2

**Property Type:** House

Agent Comments

High calibre 3 bedroom 2 bathroom family home in gorgeous formal gardens, creating high tech, low maintenance living with up-scaled quality, enjoying stylish living, adjoining dining, a Miele stone kitchen/meals, covered alfresco area for all-seasons, solar panels (battery), full security & double auto garage. Metres to St Marys Magdalene School, bus & Batesford Reserve.

## Comparable Properties



**2/27 Carramar St CHADSTONE 3148 (REI)**

Agent Comments

3 2 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 23/11/2019

**Rooms:** 4

**Property Type:** Townhouse (Single)



**21 Jacana St CHADSTONE 3148 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 06/07/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 624 sqm approx



**5 Jacana St CHADSTONE 3148 (REI)**

Agent Comments

3 1 2

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)