# 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

107/23 Collins Street, Chadstone Vic 3148

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$915,000	Pro	operty Type	Unit			Suburb	Chadstone
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	501/1525 Dandenong Rd OAKLEIGH 3166	\$500,000	17/06/2025
2	6 Mavron St ASHWOOD 3147	\$506,000	30/05/2025
3	G3/16 Dalgety St OAKLEIGH 3166	\$540,000	12/04/2025

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:

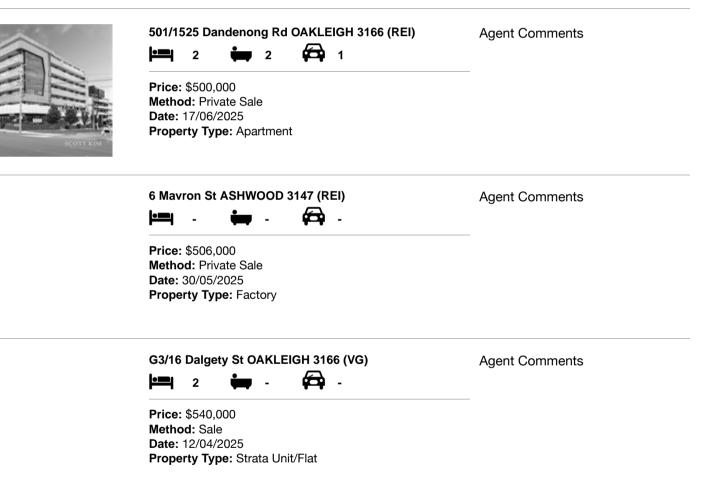
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**Property Type:** Strata Unit/Flat **Land Size:** 2115 sqm approx Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending March 2025: \$915,000

# **Comparable Properties**



Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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