## 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	3/1 Churchill Avenue, Chadstone VIC 3148				

Including suburb and postcode	

## Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.au/underquoting
Single price	\$800,000	

### Median sale price

Median price	\$800,000	Pro	operty Type Un	it		Suburb	Chadstone
Period - From	25/03/2025	to	24/09/2025	So	urce	Cotality	гм

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

**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.

Address of comparable property	Price	Date of sale
4/21-23 Cabena Crescent Chadstone VIC 3148	\$780,000	03/05/2025
2/24 Curran Street Oakleigh East VIC 3166	\$796,000	05/07/2025

This Statement of Information was prepared on:	25/09/2025

