## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Property 2 1	y offered	for sal	е
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Address	3/7 Moona Court, Chadstone Vic 3148
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$980,000	&	\$1,070,000
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#### Median sale price

Median price	\$915,000	Pro	perty Type Un	it		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	22/32 Adrian St CHADSTONE 3148	\$1,056,000	23/04/2025
2	4 Batesford Rd MALVERN EAST 3145	\$1,050,000	12/02/2025
3			

#### 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:	29/05/2025 15:39



Date of sale







**Property Type:** House Agent Comments

Indicative Selling Price \$980,000 - \$1,070,000 Median Unit Price Year ending March 2025: \$915,000

# Comparable Properties



22/32 Adrian St CHADSTONE 3148 (REI)

4



**3** 2

Price: \$1,056,000 Method: Private Sale

**Date:** 23/04/2025 **Property Type:** Townhouse (Single)

**Agent Comments** 



4 Batesford Rd MALVERN EAST 3145 (VG)

4







**Agent Comments** 

**Price:** \$1,050,000 **Method:** Sale **Date:** 12/02/2025

Property Type: House (Res) Land Size: 295 sqm approx

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.

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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