

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

9 GATEWAY CLOSE CHADSTONE VIC 3148

Indicative selling price

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

Single Price

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/48 AMAROO STREET CHADSTONE VIC 3148	\$899,500	07-Feb-24
2/41 MARGOT STREET CHADSTONE VIC 3148	\$940,000	06-Jul-24
3/1 SADIE STREET MOUNT WAVERLEY VIC 3149	\$880,000	06-Apr-24

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.~~

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Susie Novak
P 0385393333
M 0402205399
E susienovak@mcgrath.com.au



**2/48 AMAROO STREET
CHADSTONE VIC 3148**

3 2 1

Sold Price **\$899,500** Sold Date **07-Feb-24**

Distance **0.81km**



**2/41 MARGOT STREET
CHADSTONE VIC 3148**

3 2 2

Sold Price ^{RS} **\$940,000** Sold Date **06-Jul-24**

Distance **1.18km**



**3/1 SADIE STREET MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$880,000** Sold Date **06-Apr-24**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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