

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

3/32 Adrian Street 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

or range
between

\$880,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Jun 2019

to

31 May 2020

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

1/50 Waverley Road Chadstone VIC 3148	\$920,000	22-Mar-20
3/11 Hiscock Street Chadstone VIC 3148	\$950,000	22-Feb-20
1/5-6 Walcha Court Chadstone VIC 3148	\$951,801	19-May-20

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.~~

This Statement of Information was prepared on: 16 June 2020



1/50 Waverley Road Chadstone VIC 3148 Sold Price **\$920,000** Sold Date **22-Mar-20**

 3  2  2

Distance **1.02km**



3/11 Hiscock Street Chadstone VIC 3148 Sold Price **\$950,000** Sold Date **22-Feb-20**

 3  2  2

Distance **0.79km**



1/5-6 Walcha Court Chadstone VIC 3148 Sold Price ^{RS} **\$951,801** Sold Date **19-May-20**

 3  2  2

Distance **0.84km**

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

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