

# 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

1/10 Kelly Street, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,121,000 Property Type Townhouse Suburb Chadstone

Period - From 07/05/2023 to 06/05/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	2/7 Hennessy St CHADSTONE 3148	\$1,165,000	13/04/2024
2	1/40 Margot St CHADSTONE 3148	\$1,105,000	23/03/2024
3	1/7 Bullarto St CHADSTONE 3148	\$1,080,000	16/03/2024

**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:

07/05/2024 14:55



 3  2  2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Townhouse Price**  
07/05/2023 - 06/05/2024: \$1,121,000

## Comparable Properties



**2/7 Hennessy St CHADSTONE 3148 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Unit  
**Land Size:** 464 sqm approx



**1/40 Margot St CHADSTONE 3148 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 280 sqm approx



**1/7 Bullarto St CHADSTONE 3148 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Single)

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