

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

1/39 WOONAH 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

\$1,190,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,500

Property type

Unit

Suburb

Chadstone

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/39 WOONAH STREET CHADSTONE VIC 3148	\$1,231,800	23-Jun-23
2/8 CRANA COURT CHADSTONE VIC 3148	\$1,216,000	03-Jun-23
1/7 STAPLEY CRESCENT CHADSTONE VIC 3148	\$1,203,700	28-Oct-23

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: 31 October 2023



**2/39 WOONAH STREET
CHADSTONE VIC 3148**

4 3 2

Sold Price **\$1,231,800** Sold Date **23-Jun-23**

Distance **0.02km**



**2/8 CRANA COURT CHADSTONE
VIC 3148**

4 2 1

Sold Price **\$1,216,000** Sold Date **03-Jun-23**

Distance **0.53km**



**1/7 STAPLEY CRESCENT
CHADSTONE VIC 3148**

4 2 2

Sold Price ^{RS} **\$1,203,700** Sold Date **28-Oct-23**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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