

## 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

1/4 HIGHFIELD ROAD CHADSTONE VIC 3148

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Mar 2023

to

29 Feb 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

1/7 STAPLEY CRESCENT CHADSTONE VIC 3148	\$1,203,700	25-Oct-23
3/71 ATKINSON STREET CHADSTONE VIC 3148	\$1,100,000	28-Nov-23
1/12 COLE CRESCENT CHADSTONE VIC 3148	\$1,100,000	17-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: 18 March 2024

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

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Sold Price **\$1,203,700** Sold Date **25-Oct-23**Distance **0.89km****3/71 ATKINSON STREET  
CHADSTONE VIC 3148**

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Sold Price **\$1,100,000** Sold Date **28-Nov-23**Distance **1.01km****1/12 COLE CRESCENT CHADSTONE  
VIC 3148**

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Sold Price Sold Date **17-Oct-23**Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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