

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13 Westbrook Street Chadstone, 3148
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$1,100,000 & \$1,200,000
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Median sale price

Median price	\$931,000	Property Type	HOUSE	Suburb	CHADSTONE
Period - From	29-Mar-2023	to	28-Mar-2024	Source	REA

Comparable property sales

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	64 Railway Parade South, Chadstone, Vic 3148	\$1,170,000	27-Oct-2023
2	9 Hillcrest Avenue, Chadstone, Vic 3148	\$1,230,000	07-Oct-2023
3	19 Jindabyne Avenue, Chadstone, Vic 3148	\$1,150,000	28-Oct-2023

This statement of information was prepared on 31-Mar-2024 at 3:29:48 PM EST