## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  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 \$1,400,000 & \$1,540,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$1,280,000 Property type House Suburb Chadstone  Period-from 01 Jan 2023 to 31 Dec 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	Property offered for sale	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between  \$1,400,000  \$ \$1,540,000  Median sale price  (*Delete house or unit as applicable)  Median Price  \$1,280,000  Property type  House  Suburb  Chadstone  Period-from  01 Jan 2023  to  31 Dec 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.	Including suburb and	142 POWER AVENUE CHADSTONE VIC 3148						
Median sale price  (*Delete house or unit as applicable)  Median Price \$1,280,000 Property type House Suburb Chadstone  Period-from 01 Jan 2023 to 31 Dec 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.	• .	e see consumer.vic	c.gov.a	u/underquoting (	*Delete singl	e price	e or range a	as applicable)
(*Delete house or unit as applicable)  Median Price \$1,280,000 Property type House Suburb Chadstone  Period-from 01 Jan 2023 to 31 Dec 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.	Single Price			9	\$1,400,0	000	&	\$1,540,000
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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.	Median Price	\$1,280,000	Property type Ho				Suburb	Chadstone
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.	Period-from	01 Jan 2023	to	to 31 Dec 2023 Se			Corelogic	
	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to						operty for s	<del>ale.</del>
OR	OD							

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 January 2024



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