

## 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

2/10 WESTBROOK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,089,000

### 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

1B/12 ATKINSON STREET CHADSTONE VIC 3148	\$1,025,000	21-Oct-23
27 WESTBROOK STREET CHADSTONE VIC 3148	\$1,160,000	09-Sep-23
43 MARGOT STREET CHADSTONE VIC 3148	\$1,121,000	26-Aug-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



**1B/12 ATKINSON STREET  
CHADSTONE VIC 3148**

3 2 2

Sold Price <sup>RS</sup> **\$1,025,000** Sold Date **21-Oct-23**

Distance **0.3km**



**27 WESTBROOK STREET  
CHADSTONE VIC 3148**

3 1 4

Sold Price <sup>RS</sup> **\$1,160,000** Sold Date **09-Sep-23**

Distance **0.12km**



**43 MARGOT STREET CHADSTONE  
VIC 3148**

3 2 1

Sold Price <sup>RS</sup> **\$1,121,000** Sold Date **26-Aug-23**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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