

## 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

2/17 HILLCREST AVENUE 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Chadstone

Period-from

01 Jun 2023

to

31 May 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 BULLARTO STREET CHADSTONE VIC 3148	1080000	16-Mar-24
1/40 MARGOT STREET CHADSTONE VIC 3148	1105000	23-Mar-24
3/13 TIMMINGS STREET CHADSTONE VIC 3148	950000	13-Feb-24

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: 10 June 2024



**1/7 BULLARTO STREET  
CHADSTONE VIC 3148**

3 2 1

Sold Price <sup>RS</sup> **1080000** Sold Date **16-Mar-24**

Distance **1.4km**



**1/40 MARGOT STREET  
CHADSTONE VIC 3148**

3 2 2

Sold Price **1105000** Sold Date **23-Mar-24**

Distance **1.35km**



**3/13 TIMMINGS STREET  
CHADSTONE VIC 3148**

3 2 2

Sold Price **950000** Sold Date **13-Feb-24**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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