

# 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 2/29 Grandview 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)

Range between \$1,375,000 & \$1,475,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Chadstone

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 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	4b Glenora St CHADSTONE 3148	\$1,380,000	20/02/2024
2	2/13 Kanooka Av ASHWOOD 3147	\$1,380,000	08/03/2024
3	3/10 Murra Ct ASHWOOD 3147	\$1,375,000	10/04/2024

**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 six months.~~

This Statement of Information was prepared on: 03/05/2024 11:28



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

## Comparable Properties



**4b Glenora St CHADSTONE 3148 (REI/VG)**

Agent Comments



**Price:** \$1,380,000  
**Method:** Sold Before Auction  
**Date:** 20/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 305 sqm approx



**2/13 Kanooka Av ASHWOOD 3147 (REI)**

Agent Comments



**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** Townhouse (Single)



**3/10 Murra Ct ASHWOOD 3147 (REI)**

Agent Comments



**Price:** \$1,375,000  
**Method:** Sold Before Auction  
**Date:** 10/04/2024  
**Property Type:** Townhouse (Res)