

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

2/41 MARGOT STREET CHADSTONE VIC 3148

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
between

\$920,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,500

Property type

Unit

Suburb

Chadstone

Period-from

01 May 2023

to

30 Apr 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

| | | |
|--------------------------------------|-----------|-----------|
| 2/5 EUROKA STREET CHADSTONE VIC 3148 | \$900,000 | 24-Feb-24 |
| 1/8 BOSCO STREET CHADSTONE VIC 3148 | \$950,000 | 16-Mar-24 |
| 3/4 LENNA COURT CHADSTONE VIC 3148 | \$965,000 | 05-Jan-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: 15 May 2024



**2/5 EUROKA STREET CHADSTONE
VIC 3148**

3 2 1

Sold Price

\$900,000

Sold Date

24-Feb-24

Distance

0.43km



**1/8 BOSCO STREET CHADSTONE
VIC 3148**

3 2 1

Sold Price

\$950,000

Sold Date

16-Mar-24

Distance

0.6km



**3/4 LENNA COURT CHADSTONE
VIC 3148**

3 2 1

Sold Price

\$965,000

Sold Date

05-Jan-24

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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