

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 2/43 Drummond Street, Chadstone 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)

\$700,000

&

\$770,000

## Median sale price

Median price \$1,210,000 Property type HOUSE Suburb CHADSTONE

Period - From 01/04/2022 to 31/03/2023 Source REIV

## Comparable property sales

**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 |
|-------------------------------------|-----------|--------------|
| 2/156 Kangaroo Road HUGHESDALE 3166 | \$745,000 | 18/02/2023   |
| 1/9 Churchill Avenue CHADSTONE 3148 | \$715,000 | 22/03/2023   |
| 1/21 Nioka Street CHADSTONE 3148    | \$709,000 | 25/02/2023   |

This Statement of Information was prepared on: 11/7/2023