

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

2/8 BOSCO 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Unit

Suburb

Chadstone

Period-from

10 Jan 2024

to

10 Jul 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

3/1 SADIE STREET MOUNT WAVERLEY VIC 3149	\$880,000	06-Apr-24
6/18 CABENA CRESCENT CHADSTONE VIC 3148	\$940,000	26-Jun-24
1/4 KALYMNA GROVE CHADSTONE VIC 3148	\$950,000	08-Jun-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 July 2024