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

203/32 Adrian Street, Chadstone Vic 3148

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$460,000		&		\$500,000			
Median sale p	rice							
Median price	\$935,000	Pro	operty Type	Unit			Suburb	Chadstone
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	G01/32 Adrian St CHADSTONE 3148	\$511,000	29/02/2024
2	109/32 Adrian St CHADSTONE 3148	\$505,000	12/03/2024
3	G12/315-319 Huntingdale Rd CHADSTONE 3148	\$461,000	23/03/2024

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:

16/04/2024 15:31



203/32 Adrian Street, Chadstone Vic 3148



Charles Shi





Property Type: Strata Unit/Flat Agent Comments

9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Indicative Selling Price \$460,000 - \$500,000 Median Unit Price Year ending March 2024: \$935,000

Comparable Properties



G01/32 Adrian St CHADSTONE 3148 (REI)



Price: \$511,000 Method: Private Sale Date: 29/02/2024 Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



109/32 Adrian St CHADSTONE 3148 (REI)



Price: \$505,000 Method: Private Sale Date: 12/03/2024 Property Type: Apartment

G12/315-319 Huntingdale Rd CHADSTONE 3148 (REI)



Price: \$461,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700



propertydata

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