

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 consumer.vic.gov.au/underquoting

Range between

\$460,000

&

\$500,000

Median sale price

Median price

\$935,000

Property Type

Unit

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	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



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

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)

Agent Comments

2 2 1

Price: \$511,000

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment



109/32 Adrian St CHADSTONE 3148 (REI)

Agent Comments

2 2 1

Price: \$505,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$461,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment

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