Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Terrigal Street, Chadstone Vic 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,000,000		&		\$1,100,000			
Median sale price								
Median price	\$1,315,000	Pro	Property Type Hou		JSE		Suburb	Chadstone
Period - From	01/07/2023	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	19 Jindabyne Av CHADSTONE 3148	\$1,150,000	28/10/2023
2	21 Amaroo St CHADSTONE 3148	\$1,100,000	09/12/2023
3			

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:

19/12/2023 17:22





Trent Collie





Property Type: House Agent Comments

9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2023: \$1,315,000

Comparable Properties

19 Jindabyne Av CHADSTONE 3148 (REI) 1 3 1 4 Price: \$1,150,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res)	Agent Comments
21 Amaroo St CHADSTONE 3148 (REI) 2 1 2 1 2 2 Price: \$1,100,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

propertydata



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